

03 SEP 24 PM 3:19



NJC- 62004 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
RICHARD W. RUSSELL  
7020 TERRACE COURT  
EL DORADO, CA 95623

State of Oregon, County of Klamath  
Recorded 09/24/03 3:19 P m  
Vol M03 Pg 71324  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
The following address:

RICHARD W. RUSSELL  
7020 TERRACE COURT  
EL DORADO, CA 95623

Escrow No. MT62664-LW

## WARRANTY DEED

KATHLEEN A. RUSSELL, Grantor(s) hereby grant, bargain, sell, warrant and convey to RICHARD W. RUSSELL and KATHLEEN A. RUSSELL, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 744, RUNNING Y RESORT, PHASE 9, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Account No.: 3808-015BA-00700-000

Key No.: 886729

88914

3808-015BA-00700-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$0.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18<sup>th</sup> day of September, 2003

Kathleen A. Russell  
KATHLEEN A. RUSSELL

State of CALIFORNIA  
County of EL DORADO



This instrument was acknowledged before me on SEPT. 18, 03 by KATHLEEN A. RUSSELL.

(Signature)  
(Notary Public)

My commission expires 9-17-06

21.00