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NJK - 63444 UW

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THIS SPACE RESE
State of Oregon, County of Klamath
Recorded 01/02/2004 3:30 p.m.
Vol M04 Pg 00286
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
MICHAEL MARTIN LEVINE
707 CROSSBROOK DRIVE
MORAGA, CA 94556

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

MICHAEL MARTIN LEVINE
707 CROSSBROOK DRIVE
MORAGA, CA 94556

Escrow No. MT63444-LW

WARRANTY DEED

dated March 15, 1991

KEITH MORROW AND KATHLEEN MORROW, TRUSTEES OF THE KEITH & KATHLEEN MORROW LIVING TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to **MICHAEL MARTIN LEVINE and DEBORAH A SCHWAB**, 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 185, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3808-009A0-08300-000

Key No.: 882916

882916

3808-009A0-08300-000

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 **\$180,000.00**.

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 8TH day of December, 2003

MORROW LIVING TRUST

BY: Keith Morrow Trustee
KEITH MORROW, CO-TRUSTEE

BY: Kathleen Morrow Trustee
KATHLEEN MORROW, CO-TRUSTEE

STATE OF CALIFORNIA }

COUNTY OF }

} ss.

On December 12, 2003 before me, Vikki Sweet personally appeared MORROW LIVING TRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Vikki Sweet

