

04 JAN 15 PM 3:45

WTC-63134 UN



Vol M04 Page 02913

After recording return to:

AVI STRUGO

65 NORTH NEWPORT DR.

NAPA, CA 94559

State of Oregon, County of Klamath

Recorded 01/15/2004 2:45 P m

Vol M04 Pg 2913-19

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

AVI STRUGO

65 NORTH NEWPORT DR.

NAPA, CA 94559

Escrow No. MT63134-LW

STATUTORY WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD, AN OREGON CORPORATION, AND RUNNING Y HOMEOWNERS ASSOCIATION, AN OREGON NON-PROFIT CORPORATION, Grantor(s) hereby convey and warrant to AVI STRUGO and WENDY STRUGO, husband and wife, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 1104, TRACT 1425, a Replat of Lots 779, 780 and common area "C" of Tract 1395, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3808-015BB-05900-000

Key No.: 887352

887352

3808-015BB-05900-000

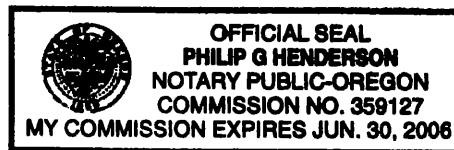
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$77,875.00.

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 5 day of January, 2004

SUN FOREST CONSTRUCTION, LTD
BY: [Signature]
GARY BRADSHAW, CO. PRESIDENT
Kenneth Hall, vice President
RUNNING Y HOMEOWNERS ASSOCIATION
BY: [Signature]
STUART WOOLLEY, PRESIDENT



State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on January 5, 2004 by SUN FOREST CONSTRUCTION, LTD and RUNNING Y HOMEOWNERS ASSOCIATION.

[Signature]
(Notary Public for Oregon)
My commission expires 6/30/06

26.0 AM

INDIVIDUAL ACKNOWLEDGMENT

02914

State/Commonwealth of Oregon }
County of Klamath } ss.

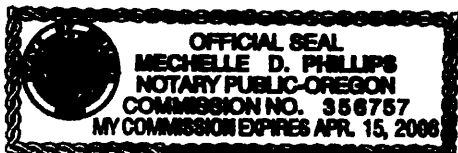
On this the 15 day of January, 2004, before
me, Mechelle D. Phillips, the undersigned Notary
Public, personally appeared Stuart Woolley,
Name(s) of Signer(s)

☒ 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 he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Mechelle D. Phillips
Signature of Notary Public

Mechelle D. Phillips
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint
of Signer
Top of thumb here