

MT-64098 SH



Vol M04 Page 11555

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JAY WILLIAM RUSSELL
5457 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
 Recorded 02/27/2004 3:05 p m
 Vol M04 Pg 11555
 Linda Smith, County Clerk
 Fee \$ 2/00 # of Pgs 1

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

JAY WILLIAM RUSSELL
5457 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

Escrow No. MT64098-SH

STATUTORY WARRANTY DEED

HORST WURZBURG and INGRID WURZBURG, as tenants by the entirety, Grantor(s) hereby convey and warrant to JAY WILLIAM RUSSELL and LAREE LEILANI RICHARD, as tenants by the entirety, 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 510 of RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3808-010C0-00400-000 Key No.: 883932

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 \$60,000.00.

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.

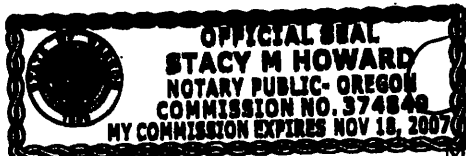
Dated this 26 day of February, 2004

Horst Wurzburg
 HORST WURZBURG

INGRID WURZBURG
 BY: Horst Wurzburg Attorney in fact
 HORST WURZBURG, ATTORNEY IN FACT

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Feb 26, 2004 by HORST WURZBURG, INDIVIDUALLY and AS ATTORNEY IN FACT FOR INGRID WURZBURG.



Stacy M. Howard
 (Notary Public)
 My commission expires 11/18/07

2/00 \$m