

04 JUL 14 AM 11:32



After recording return to:  
Burton D. Clark

1955 Lowell St.  
K. Falls, OR 97140

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

Burton D. Clark

SAME

File No.: 7021-416734 (SAC)

Date: July 06, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 45926

State of Oregon, County of Klamath  
Recorded 07/14/2004 11:32 AM  
Vol M04 Pg 45926-27  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Svend Hoyer-Nielsen**, Grantor, conveys and warrants to **Burton D. Clark and Mary R. O'Shaughnessy, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 134 Running Y Resort, Phase 2 Plat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$127,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of July, 2004.

26F

45927

APN: 881284

Statutory Warranty Deed  
- continued

File No.: 7021-416734 (SAC)  
Date: 07/06/2004

  
Svend Hoyer-Nielsen

STATE OF OREGON,  
County of KUAMATH ss.

This instrument was acknowledged before me on this 14 day of July, 2004  
by **Svend Hoyer-Nielsen**.

  
Notary Public for  
My commission expires: 8-2-07

