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WTC-65872 WW

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State of Oregon, County of Klamath
Recorded 08/05/04 2:53 p m
Vol M04 Pg 51431
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

After recording return to:
DEBORAH J. SYLVESTER
2930 Avenida Pimenter
Carlsbad, CA 92009

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

DEBORAH J. SYLVESTER
2930 Avenida Pimenter
Carlsbad, CA 92009

Escrow No. MT65872-LW

STATUTORY WARRANTY DEED

THEODORE M. DOUGLAS and RITA U. DOUGLAS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DEBORAH J. SYLVESTER and ROBERT J. SYLVESTER**, 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 904, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-004DO-07900-000

Key No.: 889166

LOT 904. PHASE 11

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 **\$125,000.00**.

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 31st day of July, 2004.

THEODORE M. DOUGLAS
THEODORE M. DOUGLAS

RITA U. DOUGLAS
RITA U. DOUGLAS

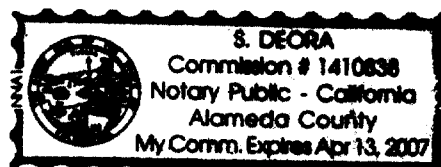
STATE OF CALIFORNIA

COUNTY OF ALAMEDA ^{SS.}

On JULY 31, 2004 before me, SUCHETA DEORA personally appeared THEODORE M. DOUGLAS and RITA U. DOUGLAS ~~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 THEY executed the same in their authorized capacity(ies), and that by their 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 [Signature]



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