

04 AUG 24 AM 11:15



MT6-66096LW

Vol M04 Page 56040

State of Oregon, County of Klamath  
Recorded 08/24/04 11:15 a m  
Vol M04 Pg 56040  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

JAMES M. RANKIN

P O Box 1536

Blue Jay, CA 92317

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

JAMES M. RANKIN

P O Box 1536

Blue Jay, CA 92317

Escrow No. MT66096-LW

### STATUTORY WARRANTY DEED

**DICK STRATTON & ASSOC. AN ASSUMED BUSINESS NAME OF DICK STRATTON**,  
Grantor(s) hereby convey and warrant to **JAMES M. RANKIN and DEBRA A. RANKIN**, 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 228, 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: 3808-009A0-09400-000

Key No: 882937

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 **\$73,000.00**.

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.

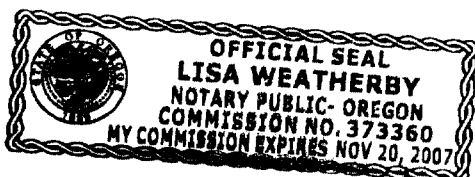
Dated this 17 day of August 2004

DICK STRATTON & ASSOC. AN ASSUMED BUSINESS NAME OF DICK STRATTON

BY: Dick Stratton

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 17, 2004 by DICK STRATTON & ASSOC. AN ASSUMED  
BUSINESS NAME OF DICK STRATTON.



Lisa Weatherby  
(Notary Public)

My commission expires 11/20/07

2/00  
km