

04 SEP 16 PM 3:11



mtc - 65039 LW

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State of Oregon, County of Klamath
Recorded 09/16/04 3:11 p m
Vol M04 Pg 62087
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

DONALD L. MANLEY
4626 COOPERS HAWK ROAD
KLAMATH FALLS, OR 97601

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

DONALD L. MANLEY
4626 COOPERS HAWK ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT65639-LW

STATUTORY WARRANTY DEED

MARK N. WAYNE, TRUSTEE OF THE WAYNE FAMILY TRUST UTD DECEMBER 13,1999 and MARION G. WAYNE, Grantor(s) hereby convey and warrant to **DONALD L. MANLEY**, 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 829, Tract 1404 - Replat of Lots 792 - 795 and 818 - 820 of RUNNING Y RESORT, PHASE 10 - TRACT 1404, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No. : 3808-015BD-01400-000

Key No. : 888015

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 **\$515,000.00**.

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 7 day of September, 2004

MARK N. WAYNE, TRUSTEE OF THE WAYNE FAMILY TRUST UTD DECEMBER 13,1999

BY: [Signature]
MARK N. WAYNE, TRUSTEE

MARION G. WAYNE

BY: [Signature]
MARK N. WAYNE, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 7, 2004 by MARK N. WAYNE AS ATTORNEY IN FACT FOR MARION G. WAYNE AND AS TRUSTEE OF THE WAYNE FAMILY TRUST UTD DECEMBER 13,1999.



[Signature]
(Notary Public for Oregon)
My commission expires 11/20/07

2/10 am