

04 SEP 27 AM 11:06



MTT -66744 TM

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State of Oregon, County of Klamath
Recorded 09/27/04 11:06 a.m
Vol M04 Pg 64646
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
RALPH A. BREITENSTEIN
10256 MOURNING DOVE DRIVE
KLAMATH FALLS, OR 97601

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

RALPH A. BREITENSTEIN
10256 MOURNING DOVE DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT66744-TM

STATUTORY WARRANTY DEED

RAYMOND PHELPS AND DIANA PHELPS, TRUSTEES OF THE PHELPS REVOCABLE TRUST, Grantor(s) hereby convey and warrant to **RALPH A. BREITENSTEIN and DONELLE R. BREITENSTEIN, 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 540, 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: 3808-010B0-05500-000 Key No: 883776

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 **\$70,000.00**.

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 24 day of Sept., 2004

THE PHELPS REVOCABLE TRUST

BY: Raymond W. Phelps Trustee
RAYMOND PHELPS, TRUSTEE

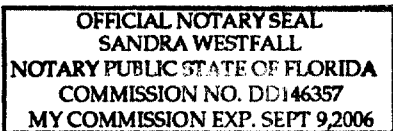
BY: Diana Phelps Trustee
DIANA PHELPS, TRUSTEE

State of Florida
County of Charlotte

This instrument was acknowledged before me on Sept 24, 2004 by RAYMOND PHELPS AND DIANA PHELPS AS TRUSTEES OF THE PHELPS REVOCABLE TRUST.

Sandra Westfall
(Notary Public)

My commission expires Sept 9, 2006



2/10 AM