

04 OCT 7 PM 3:01

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After Recording Return to:

THOMAS E. DOUGAN and CAROL P. DOUGAN

4616 Marsh Hawk DR
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS E. DOUGAN and CAROL P. DOUGAN

Same as Above

State of Oregon, County of Klamath

Recorded 10/07/04 3:01 P m

Vol M04 Pg 68236

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60043MS
WARRANTY DEED
(INDIVIDUAL)

BILL OSTER and CINDY OSTER, herein called grantor, convey(s) to **THOMAS E. DOUGAN and CAROL P. DOUGAN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 541, RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$63,500.00**.
(here comply with the requirements of ORS 93.930)

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 10/6/04

Bill Oster
BILL OSTER

Cindy Oster
CINDY OSTER

STATE OF OREGON, County of **Klamath**) ss.

On October 6, 2004 personally appeared the above named **BILL OSTER and CINDY OSTER** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

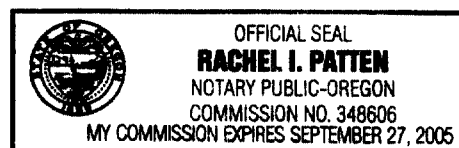
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060043

Before me: *Rachel I. Patten*
Notary Public for Oregon
My commission expires: 9-27-2005

Official Seal



21-A