

mtc - 67981 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

STEPHEN L. GRIFFIN

1910 MELWOOD DRIVE

GLENDAL, CA 91207

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

STEPHEN L. GRIFFIN

1910 MELWOOD DRIVE

GLENDAL, CA 91207

Escrow No. MT67918-LW

State of Oregon, County of Klamath
Recorded 01/26/05 3:09 P m
Vol M05 Pg 05813
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

SHARON K. STRATTON, Grantor(s) hereby convey and warrant to **STEPHEN L. GRIFFIN and PAULETTE M. GRIFFIN, AS HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST and DAVID J. FITZPATRICK and VALERIE S. FITZPATRICK, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST**, 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 163, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-004C0-06400-000

Key No: 881379

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 **\$155,000.00**.

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 13 day of January, 2005

Sharon K. Stratton
SHARON K. STRATTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 13, 2005 by SHARON K. STRATTON.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

