

mtc - 68331 TM



Vol M05 Page 18206

State of Oregon, County of Klamath  
 Recorded 03/21/2005 10:57 a.m.  
 Vol M05 Pg 18206  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:

Kevin D. Thompson

1604 S. Hwy 97, Suite 2  
Bend, OR 97701

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

Kevin D. Thompson

1604 S. Hwy 97, Suite 2  
Bend, OR 97701

Escrow No. MT68331-TM

### STATUTORY WARRANTY DEED

**Timothy J. Mangan and Vivian Marlene Mangan, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kevin D. Thompson**, 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 581, RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$76,000.00**.

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 February, 2005

Timothy J. Mangan  
 Timothy J. Mangan

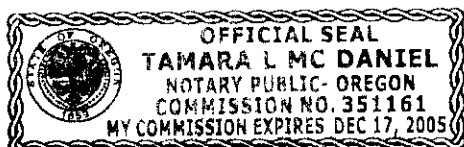
Vivian Marlene Mangan  
 Vivian Marlene Mangan

State of Oregon  
 County of Klamath

This instrument was acknowledged before me on Feb 17, 2005 by Timothy J. Mangan and Vivian Marlene Mangan.

Tamara L. McDaniel  
 (Notary Public for Oregon)

My commission expires 12/17/05



2/20 am