

05 APR 14 PM 3:37



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State of Oregon, County of Klamath
Recorded 04/14/2005 3:37 p. m
Vol M05 Pg 26091-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Dale S. McDowell, Jr.

*2200 Bryant Williams Dr. #3
Klamath Falls OR 97601*

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

Dale S. McDowell, Jr.

~~10162 Dowlitcher Road~~ *SAME*
Klamath Falls, OR 97601

File No.: 7021-495780 (SAC)

Date: March 29, 2005

STATUTORY WARRANTY DEED

Loretta Parker-Keady, Grantor, conveys and warrants to **Dale S. McDowell, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 529 of Running Y Resort, Phase 5 Plat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$379,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 6 day of April, 2005

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