

MTL-69459

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After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

Vol M05 Page 32830

State of Oregon, County of Klamath
Recorded 05/06/2005 10:49 a m
Vol M05 Pg 32830-31
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

11763 Merganser
Klamath Falls, OR 97601

'05 MAY 6 AM 10:40

STATUTORY WARRANTY DEED

Len A. Sherbourne

, Grantor, conveys and warrants to

Valerie Haupt

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 429,000.00.

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 4th day of May, 2005.

Len A. Sherbourne

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by
Len A. Sherbourne

Jeanne L. Peters
Notary Public for Oregon

My commission expires 4/29/08



2100 am

EXHIBIT A

Lot 112, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

Tax Account No. 380~~8~~-004CO-07800-000 Key No. 881393

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.