

MT69201LW

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State of Oregon, County of Klamath  
Recorded 05/12/05 3:18 p m

Vol M05 Pg 34499

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:

ROBERT RUSSELL

993 PALMER CIRCLE

FOLSOM, OR 95630

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

ROBERT RUSSELL

993 PALMER CIRCLE

FOLSOM, OR 95630

Escrow No. MT69201-LW

### STATUTORY WARRANTY DEED

**MA & JR ENTERPRISES INC**, an Oregon Corporation, Grantor(s) hereby convey and warrant to **BOB RUSSELL and REBECCA RUSSELL**, husband and wife, as to an undivided 1/2 interest and **VALERIE HOFFMAN and JEFF DEMING**, 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 240, RUNNING Y RESORT, PHASE 3**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009A0-03100-000

Key No: 882687

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 **\$140,000.00**.

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 11 day of May, 2005

MA & JR ENTERPRISES INC

BY: Mark McGovern, pres.

MARK MCGOVERN, PRESIDENT

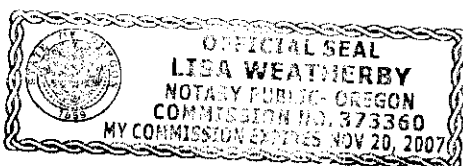
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 11, 2005 by MARK MCGOVERN AS PRESIDENT OF MA & JR ENTERPRISES INC.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07



2/10 am