

05 MAY 23 AM 10:50

mtc-69342WV



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State of Oregon, County of Klamath
Recorded 05/23/05 10:59 a m
Vol M05 Pg 37417
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:

DURR H. SEXTON

11975 LAMBERT

TUSTIN, CA 92782

Until a change is requested all

tax statements shall be sent to

The following address:

DURR H. SEXTON

11975 LAMBERT

TUSTIN, CA 92782

Escrow No.

MT69342-LW

STATUTORY WARRANTY DEED

CURTIS RAGSDALE and FELICIA RAGSDALE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DURR H. SEXTON and DANA H. SEXTON, as tenants by the entirety**, 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 741, RUNNING Y RESORT - PHASE 9, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015BA-01000-000

Key No: 886732

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 **\$159,900.00**.

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 12th day of May, 2005

CURTIS RAGSDALE

FELICIA RAGSDALE

STATE OF CALIFORNIA

ss.

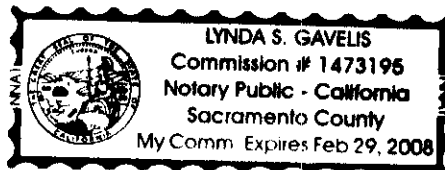
COUNTY OF Sacramento

On May 12, 2005 before me, Lynda S. Gavelis, Notary Public personally appeared CURTIS RAGSDALE and FELICIA RAGSDALE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Lynda S. Gavelis



2700 am