

05 MAY 24 PM 3:13

MT-69417 UN



Vol M05 Page 37996
State of Oregon, County of Klamath
Recorded 05/24/05 3:19 PM
Vol M05 Pg 37996
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DIANA J. SOWELL-MILLER
203 PADDINGTON CT
RENO, NV 89511

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

DIANA J. SOWELL-MILLER
203 PADDINGTON CT
RENO, NV 89511

Escrow No. MT69417-LW

STATUTORY WARRANTY DEED

JAN WITTER and MARY LOU WITTER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DIANA J. SOWELL-MILLER**, 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 407 of RUNNING Y RESORT - PHASE 6 - FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-015BB-03500-000

Key No.: 885212

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 **\$285,000.00**.

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 16 day of May, 2005

Jan Witter
JAN WITTER

Mary Lou Witter
MARY LOU WITTER

STATE OF CALIFORNIA

COUNTY OF Pacer ss.

On 5/16/05, 2005 before me, K. Ringe personally appeared JAN WITTER and MARY LOU WITTER 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 signatures(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 K. Ringe



2/00 am