

05 JUL 6 PM 3:16



MT6 - 69928 LW

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State of Oregon, County of Klamath
Recorded 07/06/05 3:16 p m
Vol M05 Pg 51492
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESE

After recording return to:

KENNETH S. DUGAN

10604 CORMORANT COT

KLAMATH FALLS, OR 97601

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

KENNETH S. DUGAN

10604 CORMORANT COT

KLAMATH FALLS, OR 97601

Escrow No. MT69928-LW

STATUTORY WARRANTY DEED

PHYLLIS A. TABAKA, Grantor(s) hereby convey and warrant to **KENNETH S. DUGAN**, 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 294, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009D0-04200-000

Key No: 882966

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 **\$165,000.00**.

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 30 day of June, 2005

Phyllis A. Tabaka
PHYLLIS A. TABAKA

STATE OF

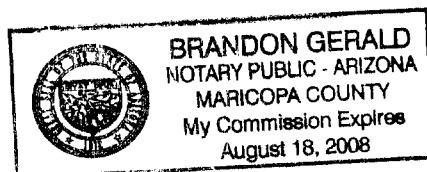
ARIZONA
SS.

COUNTY OF MARICOPA

On JUNE 30, 2005 before me, PHYLLIS A. TABAKA personally appeared PHYLLIS A. TABAKA 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 SHE executed the same in her authorized capacity(ies), and that by her 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 Brandon Gerald



2/00
am