

mtc-70945 LW



After recording return to:

LARRY E. LENNOX

5452 BADER RD.

SANTA ROSA, CA 95409

State Of Oregon, County Of Klamath

M05-63272

08/31/2005 03:16:45 PM

# Of Pages 2 Fee: \$26.00

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

LARRY E. LENNOX

5452 BADER RD.

SANTA ROSA, CA 95409

Escrow No. MT70945-LW

Title No. 0070945

SWD

### STATUTORY WARRANTY DEED

**ROBERT S. WADE and PATRICIA M. WADE, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **LARRY E. LENNOX**, 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 263, 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: 3808-009A0-03900-000

Key No: 882696

#### LOT 263, PHASE 3

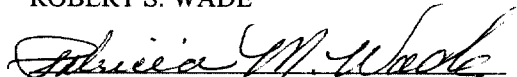
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$150,000.00**.

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 19<sup>TH</sup> day of AUGUST, 2005.

  
ROBERT S. WADE

  
PATRICIA M. WADE

State of ~~Oregon~~  
County of

PLEASE SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

This instrument was acknowledged before me on \_\_\_\_\_, 2005 by ROBERT S. WADE and PATRICIA M. WADE.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

2600

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On August 19, 2005 before me, Suzette J. Cram, Notary Public - - - -  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert S. Wade and Patricia M. Wade - - - - -  
Name(s) of Signer(s)

☐ 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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.

Suzette J. Cram  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed regarding Lot 263, Running Y Resort, Phase 3, County of Klamath, State of Oregon - Convey to Larry E. Lennox - - - - -

Document Date: August 19, 2005 Number of Pages: One

Signer(s) Other Than Named Above: None

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert S. Wade

- ☒ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: Patricia M. Wade

- ☒ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here