



MTC 71923-LW

M05-66056

Klamath County, Oregon

10/07/2005 12:03:04 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
James Christopher Madden
340 Hillhouse Avenue
Medford, OR 97504

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

James Christopher Madden
340 Hillhouse Avenue
Medford, OR 97504

Escrow No. MT71923-LW
Title No. 0071923

SWD

STATUTORY WARRANTY DEED

Ronald O. Crouse and Deborah L. Crouse, Grantor(s) hereby convey and warrant to **James Christopher Madden**, 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 1139, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015CA-02300-000

Key No: 891201

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 **\$157,000.00**.

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.

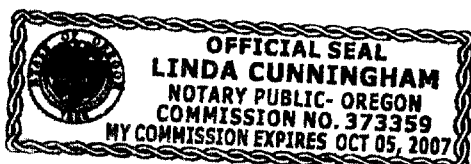
Dated this 6th day of October, 2005.

Ronald O. Crouse
Ronald O. Crouse

Deborah L. Crouse
Deborah L. Crouse

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 6, 2005 by Ronald O. Crouse and Deborah L. Crouse.



Linda Cunningham
(Notary Public for Oregon)

My commission expires 10-5-2007

21.00