

MTCT5843-LW



2006-016693

Klamath County, Oregon



00001567200600166930020028

08/18/2006 03:05:08 PM

Fee: \$26.00

After recording return to:

ARTHUR D. WARREN

333 SO. STATE STREET #V127

LAKE OSWEGO, OR 97034

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

ARTHUR D. WARREN

333 SO. STATE STREET #V127

LAKE OSWEGO, OR 97034

Escrow No.
SWD-EM

MT73843-LW

STATUTORY WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD, an Oregon Corporation, Grantor(s) hereby convey and warrant to **ARTHUR D. WARREN and JULIET FRANKLIN**, 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 1248, Tract 1446, RUNNING Y RESORT, PHASE 6, 3rd ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015BB-08200-000

Key No: 891377

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$365,295.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

2600

Statutory Warranty Deed

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Dated this 3rd day of August, 2006

SUN FOREST CONSTRUCTION, LTD

(BY) *Gary Bradshaw*
GARY BRADSHAW, VICE PRESIDENT

State of Oregon
County of Deschutes

This instrument was acknowledged before me on August 3, 2006 by GARY BRADSHAW AS VICE PRESIDENT OF
SUN FOREST CONSTRUCTION, LTD.

Kristine West
(Notary Public for Oregon)

My commission expires 3/7/07

