



THIS SPACE RESE

2007-002780

Klamath County, Oregon



02/16/2007 11:28:05 AM

Fee: \$21.00

MTCT8149-KR

After recording return to:

Dale S. McDowell, Jr

2200 Bryant Williams Drive, #3

Klamath Falls, OR 97601

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

Dale S. McDowell, Jr

2200 Bryant Williams Drive, #3

Klamath Falls, OR 97601

Escrow No. MT78149-KR

Title No. 0078149

SWD

STATUTORY WARRANTY DEED

Christopher C. Sheldon and Gloria J. Sheldon, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dale S. McDowell, Jr**, 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 60, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$565,000.00**.

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.

Dated this 14th day of February, 2007.

Christopher C. Sheldon
Christopher C. Sheldon

Gloria J. Sheldon
Gloria J. Sheldon

By: Christopher C. Sheldon
Christopher C. Sheldon, Her Attorney in Fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 14, 2007 by Christopher C. Sheldon for himself and
as attorney-in-fact for Gloria J. Sheldon. KR

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

