



THIS SPACE RESER

2007-010400

Klamath County, Oregon



06/08/2007 03:27:13 PM

Fee: \$21.00

MT79476-LW

After recording return to:

Ronald L. Saxton

6187 SE Taylor Court

Portland, OR 97215

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

Ronald L. Saxton

6187 SE Taylor Court

Portland, OR 97215

Escrow No. MT79476-LW

Title No. 0079476

SWD

### STATUTORY WARRANTY DEED

**Suzanne E. Clarke**, Grantor(s) hereby convey and warrant to **Ronald L. Saxton and Lynne H. Saxton, 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 1107, Tract 1427- a Replat of Lots 318, 319, 320, 321, 322, 323, and COMMON AREA "A" of Tract 1363, Replat of RUNNING Y RESORT PHASE 4, 1<sup>ST</sup> ADDITION, 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 **\$322,450.00**.

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 6<sup>th</sup> day of June, '07.

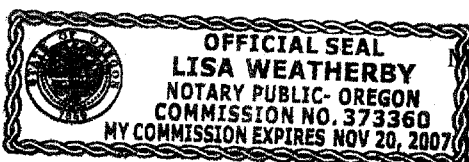
Suzanne E. Clarke  
Suzanne E. Clarke

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 6, 2007 by Suzanne E. Clarke.

Lisa Weatherby  
(Notary Public for Oregon)



My commission expires 11/20/07