MTC 1396-9898

2008-013621 NO PART OF ANY STEVENS-NESS FORM I Klamath County, Oregon Richard M Hines Mark R Wendt Karen Lynch-10/02/2008 11:29:32 AM 3102 Front Street, Klamath Fells OR South Valley Bank & Trust 803 Main Street. Suite 401 Klemath Falls OR 97601 Until requested otherwise, Mark R Wendt Karen Lynch 3102 Front Street Klamath Falls OR 97601 WARRANTY DEED KNOW ALL BY THESE PRESENTS that Richard M Hines Hines hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Mark R Wendt and Karen Lynch hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: Lot 823 RUNNING Y RESORT-PHASE 10, according to the official platathereof on file in the office of the County Clerk of Klamath County, Oregon. AMERITITLE .nas recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): __none____ grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$... actual consideration consists of or includes other property or value given or promised which is 🗋 the whole 📋 part of the (indicate which) consideration. (The sentence between the symbols P, if not applicable, should be deleted. See ORS 93.030.) In construing this deed, where the context so requires, the singular includes the phral, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on is a corporation, it has caused its name to be signed and its seal, if any, affixed by an office or other person duly authorized to do so by order of its board of directors. So by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TILE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, ORGEON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND HEGULATIONS. 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 VERIEY THAS THE UNIT OF LAND SENSON TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL. AS DEFINED IN DRS 92.010 OR 215.010, TO VERIEY THE APPROVED USES OF THE LOT OR PARCEL. TO DETERMINE ARY LIMITS ON LAWSLITS AGAINST FARMING OR FOREST PRACTICES. AS DEFINED IN DRS 93.030, AND TO INDURE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS. R ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.338 AND SECTIONS 5 TO 11, CHAPTER 424, ORGEON LAWS 2007. Richard M Hines STATE OF OREGON, County of Lamo by This instrument was acknowledged before me on This instrument was acknowledged before me on OFFICIAL SEAL KATHY A. DILLON NOTARY PUBLIC - OREGON Notary Public for Orego COMMISSION NO. 393369 My commission expires . MY COMMISSION EXPIRES JULY 24, 2009

PUBLIBHER'S NOTE: If using this form to convey real property subject to ORS 92.027, Inc

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