

24440

STATUTORY WARRANTY DEED

MTC38714LW

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to James T. Rooks & Amy L. Rooks, as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 08 of Running Y Resort, Phase 01 Plat, recorded in Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded 08/02/96, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is \$49,900.00.

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.

"GRANTOR" Running Y Resort, Inc., an Oregon Corporation

BY: [Signature]  
Its Authorized Agent

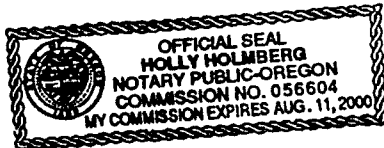
STATE OF OREGON )  
)ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 3 day of September, 1996

by Judy Urback (Officer), the Baker (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

[Signature]  
NOTARY PUBLIC FOR OREGON



<b>WARRANTY DEED</b>	
Running Y Resort, Inc. PO Box 488 Klamath Falls, OR 97601 Grantor	
James T. Rooks Amy L. Rooks 2015 Gettle St. Klamath Falls, OR 97603- Grantee	
AFTER RECORDING RETURN TO	
AmeriTitle 222 S 6th St Klamath Falls, OR 97601	

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

SPACE RESERV FOR RECORDER'S USE: AmeriTitle  
on this 6th day of Sept A.D., 19 96  
at 11:39 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 27927.  
Bernetha g. Letsch County Clerk  
By [Signature] Deputy.  
Fee, \$30.00

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

James T. Rooks  
Amy L. Rooks  
2015 Gettle St.  
Klamath Falls, OR 97603-