

96 SEP 13 AM 120

24947

STATUTORY WARRANTY DEED Vol. m96 Page 28907

MT 38239-LW

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

Lot 29 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 \$58,900.00.

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: Judy Urback  
Its Authorized Agent

STATE OF OREGON )  
)ss.

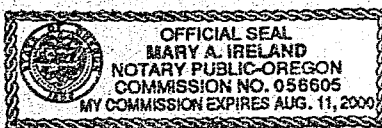
COUNTY OF KLAMATH )

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

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

WITNESS my hand and official seal

Mary A. Ireland  
NOTARY PUBLIC FOR OREGON



WARRANTY DEED	
Running Y Resort, Inc. PO Box 488 Klamath Falls, OR 97601 Grantor	
Philip L. Jensen Marian Jensen 7845 Donegal Klamath Falls, OR 97603 Grantee	
AFTER RECORDING RETURN TO <u>Grantee</u>	
AmeriTitle 2800000000 Klamath Falls, OR 97601	

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

SPACE RES: AmeriTitle  
FOR on this 13th day of Sept A.D. 19 96  
RECORDEI at 11:20 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 28907  
Bernetha G Letsch, County Clerk  
By Cheryl Russell Deputy.  
Fee, \$30.00

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

Philip L. Jensen  
Marian Jensen  
7845 Donegal  
Klamath Falls, OR 97603