

96 SEP 13 P3:49

25010

STATUTORY WARRANTY DEED Vol. M96 Page 29020

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

Lot 16 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 ~~92~~ 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 \$53,900.00.

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 Urbeck  
Its Authorized Agent

STATE OF OREGON )  
)ss.

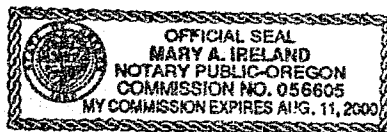
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 1996

by Judy Urbeck (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  
James B. Grimes  
Karla K. Grimes  
12049 Highway 140 East  
Klamath falls, OR 97603-  
Grantee

AFTER RECORDING RETURN TO

AmeriTitle  
222 S 6th St  
Klamath Falls, OR 97604

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

SPACE RES  
FOR  
RECORDER

AmeriTitle

on this 13th day of Sept A.D. 19 96  
at 3:49 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 29020  
Bernetha G Letsch, County Clerk

By Cathy J. Moore  
Deputy.

Fee, \$30.00

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

James B. Grimes  
Karla K. Grimes  
12049 Highway 140 East  
Klamath falls, OR 97603-