

30216

DEC 20 1996

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STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Byron T. Sagunsky M.D., P.C., Pension & Profit Sharing Plan, President, of the Corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 133 of Running Y Resort, Phase 2 Plat, recorded November 25, 1996 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 August 2, 1996 and the Declaration Annexing Phase 2 of Ridge View Homesites to Running Y Ranch Resort, 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 \$67,900.00.

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:

Its Authorized Agent

STATE OF OREGON

) ss.

COUNTY OF KLAMATH

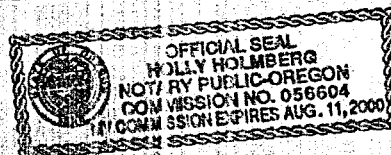
The foregoing instrument was acknowledged before me this 13 day of December, 1996

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

WITNESS my hand and official seal

Holly Holmberg

NOTARY PUBLIC FOR OREGON



WARRANTY DEED

Running Y Resort, Inc.
PO Box 488
Klamath Falls, OR 97601
Grantor
An Oregon Corporation
Byron T. Sagunsky, President
2300 Clairmont Drive
Klamath Falls, OR 97601
Grantee

AFTER RECORDING RETURN TO

2300 Clairmont Dr.
Klamath Falls, OR. 97601

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON

County of..... I certify that the within instrument was received for record on the day of, 19....., at o'clock.....M., and recorded in book/reel/volume No..... on page or as fee/file/instrument/microfilm/ reception No..... Record of Mortgages of said County. Witness my hand and seal of County affixed.

..... Name

Title

By..... Deputy

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

An Oregon Corporation
Byron T. Sagunsky, President
2300 Clairmont Drive
Klamath Falls, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of merit title the 20th day of December A.D. 19 96 at 9:15 o'clock A.M. and duly recorded in Vol. M96 of Deeds on Page 39484

FEE \$30.00

By Bernetha G. Letsch, County Clerk