

97 MAR -7 A1 MTC 40780LLW STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Gregory S. Hines, as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 126 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 \$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 Urback  
Its Authorized Agent

STATE OF OREGON )

)ss.

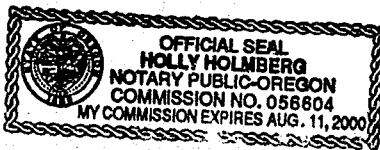
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 21 day of February, 1997

by Judy Urback (Officer), the Broker (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.  
5391 Running Y Road  
Klamath Falls, OR 97601  
Grantor  
Gregory S. Hines  
3878 Rio Vista Way  
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:

AmeriTitle

SPACE RESERVED on this 7th day of March A.D., 1997  
FOR at 10:32 o'clock A. M. and duly recorded  
RECORDERS USE in Vol. M97 of Deeds Page 6770

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fec, \$30.00 Deputy

Until a change is requested, all tax statements shall be sent to the following address:  
Gregory S. Hines  
3878 Rio Vista Way  
Klamath Falls, OR 97603-