

35838

MTC 41167-PS  
STATUTORY WARRANTY DEEDVol. M97 Page 10774

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

Lot 111 of Running Y Resort, ~~Phase~~ 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 \$55,900.00.

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 Urbach  
Its Authorized Agent

STATE OF OREGON )

)ss.

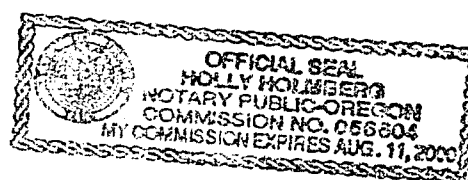
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 1997

by Judy Urbach (Officer), the Baker (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  
Jerry O. Anderson  
3717 Beverly Drive  
Klamath Falls, OR 97603  
Grantee

AFTER RECORDING RETURN TO  
JERRY O. ANDERSON  
201 Riverside Dr.  
Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

SPACE RESERVED  
FOR  
RECORDERS USE

Amerititle  
on this 11th day of April A.D., 1997  
at 11:00 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 10774

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.

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

Jerry O. Anderson  
3717 Beverly Drive  
Klamath Falls, OR 97603

97 APR 11 AM 1:00