

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

Lot 167 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, 1986 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 \$59,900.00.

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 13<sup>th</sup> day of April, 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	
James W. Broderick Jill K. Broderick P.O. Box 4576 / 7 Sparks LN. Sunriver, OR 97707 Grantee	
AFTER RECORDING RETURN TO	
Amerititle 225 S 6th St Klamath Falls, OR 97601	

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

SPACE RESERVED FOR RECORDERS USE on this 25<sup>th</sup> day of April A.D., 1997  
at 10:47 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 12625

Bernetha G. Litsch, County Clerk

By Kathleen Rose Deputy

Fee, \$30.00

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

James W. Broderick  
Jill K. Broderick  
P.O. Box 4576 / 7 Sparks LN.  
Sunriver, OR 97707