

37789

MTC 41427-LW
STATUTORY WARRANTY DEEDVol. 1997 Page 15074

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Judy L Pate-Semingson & Thomas R Semingson, as Tenants by Entirety, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 173 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 30.830.

"GRANTOR" Running Y Resort, Inc., an Oregon Corporation

BY:

Its Authorized Agent

STATE OF OREGON)

)ss.

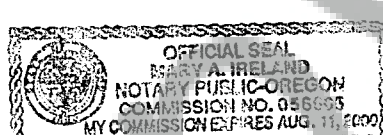
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 3rd day of May, 1997

by Judy Urbach (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. 5391 Running Y Road Klamath Falls, OR 97601 Grantor	
Judy L Pate-Semingson Thomas R Semingson 3431 White Oak Drive Cottonwood, CA 96022 Grantee	
AFTER RECORDING RETURN TO	
RECORDS DIVISION	GRANTEE

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

SPACE RESERVED on this 16th day of May A.D., 1997
FOR at 11:19 o'clock A. M. and duly recorded
RECORDERS USE in Vol. 1997 of Deeds Page 15074

Bernetha G. Letsch, County Clerk

By Kathleen Rossi
Fee, \$30.00 Deputy

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

Judy L Pate-Semingson
Thomas R Semingson
3431 White Oak Drive
Cottonwood, CA 96022