

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

Lot 108 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 \$54,900.00.

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.

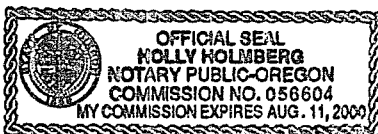
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 27th day of June, 1997

by Judy Urbach (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 L. Scheffel
Elise K. Scheffel
651 South Obenchain Rd.
Eagle Point, OR 97524
Grantee

AFTER RECORDING RETURN TO

~~Americititle~~ GRANTEE
~~2223 0000 XX~~
~~Klamath Falls, OR 97601 XX~~

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Americititle

SPACE RESERVE/ on this 11th day of July A.D., 1997
FOR at 3:53 o'clock P M. and duly recorded
RECORDERS USE in Vol. M97 of Deeds Page 21910

Bernetha G. Letsch, County Clerk

By Kathleen Ruz

Fee, \$30.00

Deputy.

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

James L. Scheffel
Elise K. Scheffel
651 South Obenchain Rd.
Eagle Point, OR 97524