

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

Lot 120 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 \$67,900.00.

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: [Signature]
Its Authorized Agent

STATE OF OREGON)

)ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 11th day of May, 1998

by Judy Urbach (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

Mechelle D. Marshall
NOTARY PUBLIC FOR OREGON



WARRANTY DEED

Running Y Resort, Inc.
6391 Running Y Road
Klamath Falls, OR 97601
Grantor
Len Sherbourne
16547 Meadows Rd
White City, OR 97503
Grantee

AFTER RECORDING RETURN TO

Len Sherbourne
16547 Meadows Rd
White City, OR 97503

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath
Filed for record at request of:

Amerititle

on this 22nd day of May

A.D. 1998 at 11:46 o'clock A.

M. And duly recorded in Vol. M98

of Deeds Page 17463

Bernetha G. Letsch, County
Clerk

By Kathleen Rose
Deputy

Fee, \$30.00

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

Len Sherbourne
16547 Meadows Rd
White City, OR 97503