

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

Lot 254 of Running Y Resort, Phase 3 Plat, recorded July 25, 1997 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 3 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 30.930.

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

BY:

Its Authorized Agent

STATE OF OREGON )

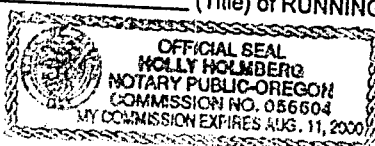
COUNTY OF KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 1998

by Judy Urback (Officer), the Agent (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

Cole Pinder  
Dorothea Pinder

3 Carmel Dr  
Novato, CA 94945  
Grantee

## AFTER RECORDING RETURN TO

Cole Pinder  
Dorothea Pinder  
3 Carmel Dr  
Novato, CA 94945

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

Filed for record at request of:

Amerititleon this 17th day of JulyA.D. 1998 at 11:48 o'clock AM. And duly recorded in Vol. M98of Deeds Page 26125

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:

Cole Pinder  
Dorothea Pinder  
3 Carmel Dr  
Novato, CA 94945