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NTC 46412-LW STATUTORY WARRANTY DEED OL M98 Page 40723

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to James Bender as Sole and Separate Property , Grantee, the following described real property, free of encumbrances except as

Lot 572 of Running Y Resort, Phase 5 Plat, recorded May 19, 1998 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 4 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 \$88,900.00.

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.

| BY: | "GRANTOR" Running | Y Resort, Inc., an Oregon Corpor | ration |
|--|--|-------------------------------------|---|
| STATE OF OREGON SS. COUNTY OF KLAMATH The foregoing instrument was acknowledged before me this 20 day of October Department was acknowledged by Correlation Department was acknowledged | | A.W. | 4.7 |
| The foregoing instrument was acknowledged before me this 20 day of October 19 98 by Sudy Wack (Officer), the Ogent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation. WITNESS my hand and official seal WASRANTY DEED RUNNING Y Resort, Inc. SYN COMMESSION EFFIRES AND 11, 2000 NOTARY PUBLIC FOR OREGON WASRANTY FLIST, OR 97601 Jefficial seal STATE OF OREGON. Amerittele On this 6th day of November ALD 1998 at 11:36 octock A. M. And duly recorded in Vol. M98 of Deeds Page 40723 Bemetha G. Letsch, County Deputy Deputy | BY: | work. | |
| COUNTY OF KLAMATH The foregoing instrument was acknowledged before me this 20 day of 0 clobar | STATE OF OREGON | CA | |
| by Audit Mitack (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation. WITNESS my hand and official seal WITNESS my hand seal WITNESS my | COUNTY OF KLAMATH) The foregoing instrument was ack | knowledged before me this $2le^{+}$ | day of October 1998 |
| WITNESS my hand and official seal WITNESS my hand and official seal WOTARY PUBLIC FOR OREGON PAPERATY DEED STATE OF OREGON WOTARY PUBLIC FOR OREGON STATE OF OREGON AND IN STATE OF OREGON AND IN STATE OF OREGON AMY COMMISSION NO 056804 STATE OF OREGON STATE OF OREGON AND IN STATE OF OREGON AMY COMMISSION NO 15, 2001 STATE OF OREGON STATE OF OREGON AND IN STATE OF OREGON AMY COMMISSION NO 15, 2001 AMY COMMISSION NO 15, 2001 STATE OF OREGON AND IN STATE OF OREGON AMY COMMISSION NO 15, 2001 AMY | by dudy Whack | (Officer), the agend- | _ |
| NO TARY PUBLIC FOR OREGON WAPRANTY DEED Running Y Resort, Inc. 5391 Surning Y Read Klameth Falls, OR 97601 Grantor James Bender SPACE RESERVED FOR on this 6th day of November Klameth Falls, CR 97601 Grantee RECORDERS USE AFTER RECORDING RETURN TO James Bender Deeds Deputy Deputy | WITNESS my hand and official se | al | OFFICIAL SEAL |
| Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor James Bender Amerititle SPACE RESERVED FOR Grantee SPACE RESERVED FOR On this 6th day of November A.D. 1998 at 11:36o'clock A. M. And duly recorded in Vol. M98 of Deeds Page 40723 James Bender 10606 Cormorant Ct. Klamath Fails, OR 97601 Bermetha G. Letsch, County Clork Record Reserved Clork SPACE RESERVED FOR On this 6th day of November A.D. 1998 at 11:36o'clock A. M. And duly recorded in Vol. M98 of Deeds Page 40723 Bermetha G. Letsch, County Clork | Hally Hambleg NO TARY PUBLIC FOR OREGON | | COMMISSION NO. 056604 (0 |
| Running Y Report, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor James Bender SPACE RESERVED FOR Grantee SPACE RESERVED FOR On this 6th day of November A.D. 1998 at 11:360'clock A.D. 1998 at 11:360'clock A.D. 1998 at 11:360'clock A.D. 1998 AFTER RECORDING RETURN TO James Bender 10606 Cormorant Ct. Klamath Fails, OR 97601 Bernetha G. Letsch, County Clork By Lathlum Aread Deputy | YAPRANTY DEED | | STATE OF CRECOV |
| SPACE RESERVED FOR On this 6th day of November Klarath Falls, CR 97601 Grantee After Recording Return to James Bender 10606 Cormorant Ct. Klamath Fails, OR 97601 SPACE RESERVED FOR On this 6th day of November A.D. 1998 at 11:360'clock A. M. And duly recorded in Vol. M98 of Deeds Page 40723 Bernetha G. Letsch, County Clork By Katalum Arrad Deputy | Pi91 Running Y Road Klamath Falls, OR 97601 | | ss. County of Klamath |
| TOGOG Commorant Ct. Klarseth Falls, CR 97601 Grantee RECORDERS USE A.D. 1998 at 11:360'clock _A. M. And duly recorded in VolM98 ofDeedsPage 40723 Bernetha G. Letsch, County Clork Klamath Falls, OR 97601 RECORDERS USE A.D. 1998 at11:360'clock _A. M. And duly recorded in VolM98 ofDeedsPage 40723 Bernetha G. Letsch, County Clork | James Bender Grantor | SPACE RESERVE | Amorial |
| RECORDERS USE A.D. 1998 at 11:36o'clock A. M. And duly recorded in Vol. M98 of Deeds Page 40723 Bernetha G. Letsch, County Clork By Latalum Array Deputy | 10606 Cormorant Ct. | FOR | on this 6th day of November |
| AFTER RECORDING RETURN TO James Bender 10606 Cormorant Ct. Klamath Fails, OR 97601 By Attalum Arguer Deputy | Grantee | RECORDERS USE | A.D. <u>1998</u> at <u>11:36</u> o'clock A. |
| James Bender 10606 Commonant Ct. Klamath Fails, OR 97601 By Katalun Ross Deputy | | | M. And duty recorded in Vol. M98 |
| 10606 Cormonant Ct. Clork | AFTER RECORDING RETURN TO | | |
| By Katalun Ross | 10606 Cormorant Ct. | | |
| Deputy Fig. 222 2 | etameth racts, OR 97601 | | By Katalun Rosa |
| | | | Deputy |

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

10605 Cormorant Ct. Kiameth Falls, OR 97601