

74898

MTC 47384 - LU Vol. M99 Page 5787
STATUTORY WARRANTY DEED

99 FEB 19 AM 39

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 specifically set forth herein:

Lot 571 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 \$89,900.00.

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 Ulback
Its Authorized Agent

STATE OF OREGON)

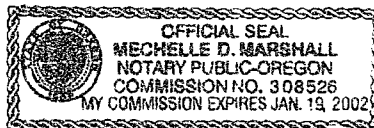
)ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 9th day of February, 19 99

by Judy Ulback (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.
5391 Running Y Road
Klamath Falls, OR 97601
Grantor

James Bender

10606 Cormorant Ct.
Klamath Falls, OR 97601
Grantee

AFTER RECORDING RETURN TO
James Bender
10606 Cormorant Ct.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

Filed for record at request of:

Amerititle

on this 19th day of February
A.D. 1999 at 11:39 o'clock

M. And duly recorded in Vol. M99
of Deeds Page 5787

Linda Smith, County Clerk

By Kathleen Russell
Deputy

Fee. \$30.00

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

James Bender
10606 Cormorant Ct.
Klamath Falls, OR 97601