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MTC 47383-LW  
STATUTORY WARRANTY DEEDVol. 1999 Page 5792

99 FEB 19 AM 1:39

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 573 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 \$88,500.00.

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.

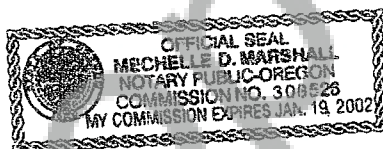
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 1999

by [Signature] (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

[Signature]  
NOTARY PUBLIC FOR OREGON



## WARRANTY DEED

Running Y Resort, Inc.  
5391 Running Y Road  
Klamath Falls, OR 97601  
Grantor

James Bender

10606 Cormorant Court  
Klamath Falls, OR 97601  
Grantee

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

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

Filed for record at request of:

Amerititleon this 19th day of FebruaryA.D. 1999 at 11:39 o'clockM. And duly recorded in Vol. M99of Deeds Page 5792

Linda Smith, County Clerk

By [Signature]

Deputy

Fee, \$30.00

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

James Bender  
10606 Cormorant Court  
Klamath Falls, OR 97601