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MTC 47579-LW

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STATUTORY WARRANTY DEED Vol. M99 Page 9829

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

Lot 585 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 \$66,500.00.

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: Judy Unback
Its Authorized Agent

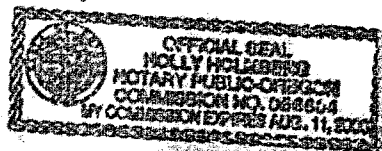
STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 16th day of March, 1999
by Judy Unback (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

Don Koob
Janis M. Koob
6531 Woodlawn Drive
Huntington Beach, CA 92646
Grantee

AFTER RECORDING RETURN TO

Don Koob
Janis M. Koob
6531 Woodlawn Drive
Huntington Beach, CA 92646

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

Amerititle

on this 19th day of March
A.D. 1999 at 11:22 o'clock A.

M. And duly recorded in Vol. M99

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Linda Smith, County Clerk

By: Kathleen Ross
Deputy

Fee, \$30.00

Until a change is requested, all tax statements shall be sent to the following address:
Don Koob
Janis M. Koob
6531 Woodlawn Drive
Huntington Beach, CA 92646