

1999 JUL 30 AM 11:03

MTC 48619-LW
STATUTORY WARRANTY DEED

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Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Ashlely-Nicole A. Browning, as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 593 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 \$93,900 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 Ulbrack

Its Authorized Agent

STATE OF OREGON)
)
COUNTY OF KLAMATH)
)

The foregoing instrument was acknowledged before me this 27th day of June, 1999

by Judy Ulbrack (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
Ashlely-Nicole A. Browning
3944 Harvest Circle
Oakley, CA 94561
Grantee

AFTER RECORDING RETURN TO

Ashlely-Nicole A. Browning
3944 Harvest Circle
Oakley, CA 94561

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 7/30/99, at 11:03 a.m.
in Vol. M99 Page 30392
Linda Smith,
County Clerk Fee \$30 - AF

Until a change is requested, all tax statements shall be sent to the following address:
Ashlely-Nicole A. Browning
3944 Harvest Circle
Oakley, CA 94561