1999 JUL 30 All II: 03

MTC 48619-LW STATUTORY WARRANTY DEED

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Running Y Resert, 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

Its Authorized Agent

STATE OF OREGON

)ss

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 27^{th} day of June 1999

by Judy Riback behalf of the Corporation.

(Officer), the Ugant

__ (Title) of RUNNING Y RESORT, INC., on

WITNESS my hand and official seal

lally 7 tohnleid/ NOTARY PUBLIC FOR OREGON OFFICIAL SEAL
HOLLY HOLMSERO
NOTARY PUBLIC-OREGON
COMMISSION NO. 056604
COMMISSION EXPIRES AUG. 11, 2000

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-Niccle A. Browning 3944 Harvest Circle Oakley, CA 94561

SPACE RESERVED FOR RECORDERS LISE

> State of Oregon, County of Klamath Recorded 7/30/99, at 1/: n.3 a . m. in Vol. M99 Page 30392 Linda Smith.

County Clerk

Fee\$<u>.30</u>-

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