## MTC 49075-LW STATUTORY WARRANTY DEED

44399

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Glen Thomet & Sherry Thomet, as Tenants by Entirety , Grantee, the following described real property, free of encumbrances except as specifically set

Lot 549 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 \$81,900.00.

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 COUNTY OF KLAMATH. ) The foregoing instrument was acknowledged before me this  $27^{\mu_{\rm L}}$  day of <u>October</u> by July Urback behalf of the Corporation. (Officer), the (Title) of RUNNING Y RESORT, INC., on WITNESS my hand and official seal OFFICIAL SERV.
HOLLY HOLMSERIO
MOTARY PUBLIC-OREGON
COMMISSION NO. 05 8304
MY COMMISSION EXPIRES AI G. 11, 2000 NOTARY PUBLIC FOR OREGON WARRANTY DEED STATE OF OREGON, Running Y Resort, Inc. 5391 Running Y Road County of Klamath Klamath Falls, OR 97601 Filed for record at request Grantor Glen Thomet SPACE RESERVED Sherry Thome 85021 Lorane Hw RECORDERS USE on this day of Eugene, OR 97405 Grantee o'clock M. And duly recorded in Vol. AFTER RECORDING RETURN TO of Page Glen Thomet Linda Smith, County Clerk Sherry Thomet 85021 Lorane Hwy Ву Eugene, OR 97405 Deputy Fee, Until a change is requested, all tax statements shall be sent to the following address: **Sherry Thomet** State of Oregon, County of Klamath Recorded 11/05/99, at  $\frac{3!7!\rho}{4!399}$  m. In Vol. M99 Page  $\frac{4!}{4!399}$ 85021 Lorane Hwy Eugene, OR 97405 In Vol. M99 Page\_

Linda Smith. County Clerk