2000 FEB 18 AM 11:30

MTC 50346-LW

STATUTORY WARRANTY DEED

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

Lot 262 of Running Y Resort, Phase 3 Plat, recorded July 25, 1997 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 3 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 $59,900.00.

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 Urback
Its Authorized Agent

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 5th day of February, ~~19~~ 2000

by Judy Urback (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

OFFICIAL SEAL
HOLLY HOLMBERG
NOTARY PUBLIC-OREGON
COMMISSION NO. 056604
MY COMMISSION EXPIRES AUG. 11, 2000

WARRANTY DEED

Running Y Resort, Inc.
5391 Running Y Road
Klamath Falls, OR 97601
Grantor
Andrei Mikhalev
3396 Myrtle Street
Woodburn, OR 97071
Grantee

AFTER RECORDING RETURN TO

Andrei Mikhalev
3396 Myrtle Street
Woodburn, OR 97071

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 2/18/00, at 11:30 a.m.
In Vol. M00 Page 5273
Linda Smith,
County Clerk Fee$ 21.00

Until a change is requested, all tax statements shall be sent to the following address:
Andrei Mikhalev
3396 Myrtle Street
Woodburn, OR 97071

21.00
M

Unofficial Copy