

AMT 51552-LW

## STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon Corporation, Grantor, conveys and warrants to Thomas F. McGarry and Louise M. McGarry, Trustees of the Thomas F. McGarry Living Trust Dated April 27, 1999, as to an undivided one-half (1/2) interest and to Louise M. McGarry and Thomas F. McGarry, Trustees of the Louise M. McGarry Living Trust Dated April 27, 1999, as to an undivided one-half (1/2) interest, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 542 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 \$68,400.00.

**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 3<sup>rd</sup> day of July, 1999, \$68,400.00

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

## WARRANTY DEED

Running Y Resort, Inc.  
5391 Running Y Road  
Klamath Falls, OR 97601  
Grantor  
Thomas F. McGarry  
Louise M. McGarry  
5077 S.E. 28th Ave  
Portland, OR 97202  
Grantee

## AFTER RECORDING RETURN TO

Thomas F. McGarry  
Louise M. McGarry  
5077 S.E. 28th Ave  
Portland, OR 97202

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath  
Filed for record at request of:

on this \_\_\_\_\_ day of \_\_\_\_\_

A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_

M. And duly recorded in Vol. \_\_\_\_\_

of \_\_\_\_\_ Page \_\_\_\_\_.

Linda Smith, County Clerk

By \_\_\_\_\_ Deputy

Fee,

Until a change is requested, all tax statements shall be sent to the following address:

Thomas F. McGarry  
Louise M. McGarry  
5077 S.E. 28th Ave  
Portland, OR 97202

State of Oregon, County of Klamath  
Recorded 07/07/00, at 3:41 m.  
In Vol. M00 Page 24980  
Linda Smith,  
County Clerk Fee \$ 21