

mtc 56635-44

State of Oregon, County of Klamath  
Recorded 03/15/2002 11:05 a m.  
Vol M02, Pg 15251-52  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

# **RECORDING COVER SHEET**

## **ALL TRANSACTIONS, PER ORS 205.234**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

### **AFTER RECORDING RETURN TO**

**name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.**

Roger J. Jensen Jr  
Carole Jensen  
400 South Oregonian Rd  
Eagle Point OR 97524

**1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**

*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Warranty deed

**2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.**

Running Y Resort Inc.

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.**

Roger & Carole Jensen

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$149,900.00

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

Same as above

**6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).**

n/a

**7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

n/a

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Roger J. Jensen Jr. and Carol Z. Jensen as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:  
Lot 711 of Running Y Resort Phase 9, recorded September 14, 2000 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 5 of Ridge View Homesites to The Running Y Ranch Resort recorded September 20, 2000, 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 \$ 49,900.00.

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

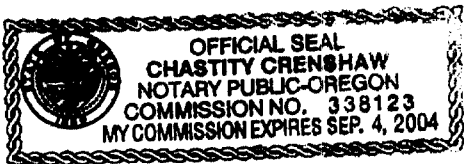
BY: [Signature]  
Its Authorized Agent

STATE OF OREGON )  
 )ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March

by [Signature] (Officer), the [Signature] (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal



[Signature]  
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Roger J. Jensen Jr. Carol Z. Jensen 400 South Obenchain Road Eagle Point, OR 97524 Grantee
AFTER RECORDING RETURN TO Roger J. Jensen Jr. Carol Z. Jensen 400 South Obenchain Road Eagle Point, OR 97524

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:  
Roger J. Jensen Jr.  
Carol Z. Jensen  
400 South Obenchain Road  
Eagle Point, OR 97524