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MTZ SEC31-W  
**STATUTORY WARRANTY DEED**

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Tonnie Lee Rogers and Juli Holland as Tenants in Common, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 710 of Running Y Resort Phase 9, recorded September 14, 2000 according to the official plat thereof on file in the office of the County Clerk of 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 \$ 45,900.00.

**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 11<sup>th</sup> day of August 2002

by *Judy Urback* (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

*Raquel Mendoza*  
 NOTARY PUBLIC FOR OREGON

**WARRANTY DEED**

Running Y Resort, Inc.  
 5391 Running Y Road  
 Klamath Falls, OR 97601  
 Grantor

Tonnie Lee Rogers  
 Juli Holland  
 130 Oaktree Dr  
 Auburn, CA 95603  
 Grantee

**AFTER RECORDING RETURN TO**

Tonnie Lee Rogers  
 Juli Holland  
 130 Oaktree Dr  
 Auburn, CA 95603

SPACE RESERVED  
 FOR  
 RECORDERS USE

**State of Oregon, County of Klamath**

Recorded 08/19/2002 11:03 a. m.

Vol M02, Pg 46495

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

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

Tonnie Lee Rogers  
 Juli Holland  
 130 Oaktree Dr  
 Auburn, CA 95603