Vol M02 Page 48464

'02 AUG 27 PM3:08

MTC 58130-LW

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to JoAnn Clifton and Kyra V. Eberle as Tenants in Common, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 785 of Running Y Resort Phase 10, recorded September 26, 2001 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 1 of View Point Homesites to The Running Y Ranch Resort recorded October 1, 2001, 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 $101,900.00.

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 Unbach
Its Authorized Agent

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 19th day of August 2002 by Judy Unbach (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

OFFICIAL SEAL
RAQUEL MENDOZA
NOTARY PUBLIC-OREGON
COMMISSION NO. 338122
MY COMMISSION EXPIRES SEP. 4, 2004

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor JoAnn Clifton Kyra V. Eberle 2309 SW 1st Apt 1742 Portland, OR 97201 Grantee
AFTER RECORDING RETURN TO JoAnn Clifton Kyra V. Eberle 2309 SW 1st Apt 1742 Portland, OR 97201

STATE OF OREGON,

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 08/27/2002 3:08 p m.
Vol M02, Pg 48464
Linda Smith, County Clerk
Fee $ 21.00 # of Pgs 1

Until a change is requested, all tax statements shall be sent to the following address:
JoAnn Clifton
Kyra V. Eberle
2309 SW 1st Apt 1742
Portland, OR 97201

21.00

Unofficial Copy