

'02 NOV 13 AM 11:28

MTC 59002-LW  
STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Jesus S. Talens and Leticia N. Talens as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 748 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 \$ 74,900.00.

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 L. Back  
Its Authorized Agent

STATE OF OREGON )

) ss.

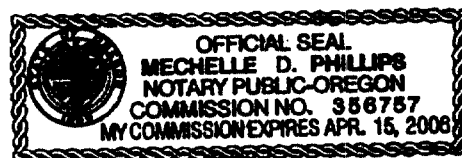
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November

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

WITNESS my hand and official seal

Mechelle D. Phillips  
NOTARY PUBLIC FOR OREGON



## WARRANTY DEED

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

Jesus S. Talens  
Leticia N. Talens  
544 Topley Court  
Vallejo, CA 94591  
Grantee

AFTER RECORDING RETURN TO  
Jesus S. Talens  
Leticia N. Talens  
544 Topley Court  
Vallejo, CA 94591

SPACE RESERVED  
FOR  
RECORDERS USE

State of Oregon, County of Klamath

Recorded 11/13/2002 11:28 a. m.

Vol M02, Pg 65726

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:

Jesus S. Talens  
Leticia N. Talens  
544 Topley Court  
Vallejo, CA 94591

21.00 m