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MTC 59392-L

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Richard L. Miller and Nancy E. Miller as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 538 of Running Y Resort Phase 5, recorded May 18, 1998 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 4 of Ridge View Homesites to The Running Y Ranch Resort recorded June 1, 1998, 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 $ 52,900.00.

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 Vroock
Its Authorized Agent

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 30 day of November 02 by Judy Vroock (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. 336122
MY COMMISSION EXPIRES SEP. 4, 2004

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Richard L. Miller Nancy E. Miller 11830 Cresthill Drive Elk Grove, CA 95624 Grantee
AFTER RECORDING RETURN TO Richard L. Miller Nancy E. Miller 11830 Cresthill Drive Elk Grove, CA 95624

STATE OF OREGON,
ss.

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 12/11/2002 3:05 p m.
Vol M02, Pg 72083
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:
Richard L. Miller
Nancy E. Miller
11830 Cresthill Drive
Elk Grove, CA 95624

21.00 M

Unofficial Copy