

State of Oregon, County of Klamath  
Recorded 01/16/2003 11:03 a m.  
Vol M03 Pg 03039  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

mtc 89678-lw

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Brad R. Nelson and Emily B. Nelson as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 536 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 May 18, 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 \$ 50,500.00.

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 10 day of Jan.

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

WITNESS my hand and official seal

Emily M. Hagge  
NOTARY PUBLIC FOR OREGON



| WARRANTY DEED  |
|--|
| Running Y Resort, Inc.<br>5391 Running Y Road<br>Klamath Falls, OR 97601<br>Grantor                        |
| Brad R. Nelson<br>Emily B. Nelson<br>6710 Corte Segunda<br>Martinez, CA 94553<br>Grantee                   |
| AFTER RECORDING RETURN TO<br>Brad R. Nelson<br>Emily B. Nelson<br>6710 Corte Segunda<br>Martinez, CA 94553 |

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:

Brad R. Nelson  
Emily B. Nelson  
6710 Corte Segunda  
Martinez, CA 94553