

03 MAY 30 AM 11:09

MTC- 61214 LW

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STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to William T. Comer and Mary K. Comer as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 842 of Tract 1409, Running Y Resort Phase 11, recorded January 1, 2003 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 6 of Ridge View Homesites to The Running Y Ranch Resort recorded February 24, 2003, 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 \$215,000.00.

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 Luback
Its Authorized Agent

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 22 day of May

by Judy Luback (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
William T. Comer Mary K. Comer 8908 Winged Thistle Court Raleigh, NC 27617 Grantee
AFTER RECORDING RETURN TO William T. Comer Mary K. Comer 8908 Winged Thistle Court Raleigh, NC 27617

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 05/30/2003 11:09 a. m.
Vol M03 Pg 36555
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:

William T. Comer
Mary K. Comer
8908 Winged Thistle Court
Raleigh, NC 27617

21.00