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MTC-61637W

State of Oregon, County of Klamath  
Recorded 06/27/2003 10:53 a.m.  
Vol M03 Pg 44116  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Joan Carol Latham and Thomas J. Latham as Not as Tenants in Common but with Rights of Survivorship, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:  
Lot 905 of Running Y Resort Phase 11, 1st Addition, recorded May 2, 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 7 of Ridge View Homesites to The Running Y Ranch Resort recorded May 6, 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 \$ 91,000.00.

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 Latham  
Its Authorized Agent

STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 21 day of June

by Judy Latham (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
Joan Carol Latham Thomas J Latham Forbess 315 Galena Pines Road Reno, NV 89521 Grantee
AFTER RECORDING RETURN TO Joan Carol Latham Thomas J Latham Forbess 315 Galena Pines Road Reno, NV 89521

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:  
Joan Carol Latham  
Thomas J. Latham  
315 Galena Pines Road  
Reno, NV 89521