

03 JUL 2 PM 3:21



MTC-61235 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PHIL E. SCHROEDER

1009 JOSHUA PLACE

FREMONT, CA 94539

State of Oregon, County of Klamath

Recorded 07/02/2003 3:21 p.m.

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Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

PHIL E. SCHROEDER

1009 JOSHUA PLACE

FREMONT, CA 94539

Escrow No. MT61235-LW

WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to PHIL E. SCHROEDER and LILLIAN SCHROEDER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 348, RUNNING Y RESORT – PHASE 4, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

884714

3808-009DO-70017-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$198,600.00**.

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.

Dated this 27th day of June, 2003

RUNNING Y RESORT, INC.

BY Judy Urback
JUDY URBACK, AUTHORIZED AGENT

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 27 2003 by RUNNING Y RESORT, INC. AN OREGON CORPORATION.

Linda Weatherly
(Notary Public for Oregon)

My commission expires 11/20/2003



21/11