

03 JUL 3 AM 11:23

NR- 61239LW

Vol M03 Page 46179

State of Oregon, County of Klamath
Recorded 07/03/2003 11:23 a m.
Vol M03 Pg 46179
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 Paramjit S. Sheena and Harbhajan K. Sheena as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:
Lot 928 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 \$ 89,000.00.

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 Urback
Its Authorized Agent

STATE OF OREGON)

COUNTY OF KLAMATH) ss.

The foregoing instrument was acknowledged before me this 24 day of May 2003
by Judy 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 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Paramjit S. Sheena Harbhajan K. Sheena 709 Jennings Drive San Jose, CA 95111 Grantee
AFTER RECORDING RETURN TO Paramjit S. Sheena Harbhajan K. Sheena 709 Jennings Drive San Jose, CA 95111

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:
Paramjit S. Sheena
Harbhajan K. Sheena
709 Jennings Drive
San Jose, CA 95111

217