



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSHUA PODELL
 24 USONIA ROAD
 PLEASANTVILLE, NY 10570

State of Oregon, County of Klamath

Recorded 07/14/2003 11:06 a m.Vol M03 Pg 48697

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:

JOSHUA PODELL
 24 USONIA ROAD
 PLEASANTVILLE, NY 10570

Escrow No. MT61131-LW

WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOSHUA PODELL AND RONI PODELL, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST AND BRUCE L. BROFMAN, M.D., REGINA M. GIUFFRIDA, M.D., LYNNE A. BROFMAN, AND JOHN MCMENEMON, AS TRUSTEES OF THE BRUCE L. BROFMAN, M.D., REGINA M. GIUFFRIDA, M.D. AND ANTOINETTE NIGRO, M.D., P.C. RETIREMENT TRUST AS TO AN UNDIVIDED 1/2 INTEREST., 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 952 RUNNING Y RESORT PHASE 11 FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

889115

3808-003C0-00300-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$130,000.00.

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.

Dated this 14 day of July, 2003

RUNNING Y RESORT, INC.

BY: [Signature]
 JUBY URBACK, AUTHORIZED AGENT

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 14, 2003 by RUNNING Y RESORT, INC..

[Signature]
 (Notary Public for Oregon)

My commission expires 11/30/2003

