

MTC - 62018 <sup>lw</sup>Vol M03 Page 52074

State of Oregon, County of Klamath  
 Recorded 07/23/2003 3:57 p m  
 Vol M03 Pg 52074  
 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 Bill M. Walley and Kristine G. Kahn-Walley as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 919 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 21, 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 \$ 72,000.00.

**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 )

The foregoing instrument was acknowledged before me this 15 day of July 14 2003

by Judy Urback (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

Raquel Mendoza  
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL  
RAQUEL MENDOZA  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 338122  
MY COMMISSION EXPIRES SEP 4, 2004

<b>WARRANTY DEED</b>	
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor	
Bill M. Walley Kristine G. Kahn-Walley 1804 Devonshire Ave Modesto, CA 95355 Grantee	
AFTER RECORDING RETURN TO Bill M. Walley Kristine G. Kahn-Walley 1804 Devonshire Ave Modesto, CA 95355	

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:

Bill M. Walley  
Kristine G. Kahn-Walley  
1804 Devonshire Ave  
Modesto, CA 95355

21/4