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MTC- 61216 W

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State of Oregon, County of Klamath
Recorded 07/25/2003 11:28a. m
Vol M03 Pg 52676
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 Kingsbury N. Conner and Lucy A. Conner as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 895 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 \$ 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 L. Conner
Its Authorized Agent

STATE OF OREGON)

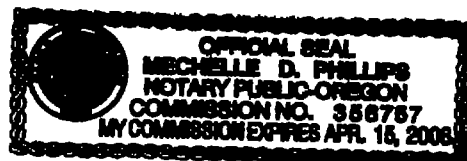
COUNTY OF KLAMATH) ss.

The foregoing instrument was acknowledged before me this 22nd day of May 2003

by Judy L. Conner (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 |
| Kingsbury N. Conner Lucy A. Conner 5224 Melbourne Drive Cypress, CA 90630 Grantee |
| AFTER RECORDING RETURN TO Kingsbury N. Conner Lucy A. Conner 5224 Melbourne Drive Cypress, CA 90630 |

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:

Kingsbury N. Conner
Lucy A. Conner
5224 Melbourne Drive
Cypress, CA 90630

21-M