

NJC-62238UN

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State of Oregon, County of Klamath  
 Recorded 08/18/2003 11:20a m  
 Vol M03 Pg 59999  
 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 Stephen B. Ruben and Marcia T. Ruben as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 935 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, 1998, 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 \$ 87,000.00.

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

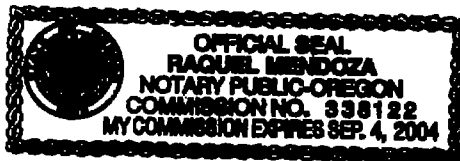
) ss.

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 4 day of August 2003

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

WITNESS my hand and official seal



Rachel Mendoza  
 NOTARY PUBLIC FOR OREGON

## WARRANTY DEED

Running Y Resort, Inc.  
 5391 Running Y Road  
 Klamath Falls, OR 97601  
 Grantor

Stephen B. Ruben  
 Marcia T. Ruben  
 520 Pacheco Street  
 San Francisco, CA 94118  
 Grantee

AFTER RECORDING RETURN TO  
 Stephen B. Ruben  
 Marcia T. Ruben  
 520 Pacheco Street  
 San Francisco, CA 94118

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 \_\_\_\_\_

Fee, \_\_\_\_\_

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

Stephen B. Ruben  
 Marcia T. Ruben  
 520 Pacheco Street  
 San Francisco, CA 94118

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