

08 AUG 27 PM 10:26

ASPEN 57701
STATUTORY WARRANTY DEED

Ronald R. Lyall & Tria P. Lyall, Tenants by the entirety, Grantors, convey and warrant to Catharine Cappel, Trustee of the Catharine Cappel Revocable Trust dated 8/13/87, Grantee, the following real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Lot 488, Running Y Resort, Phase 5 Plat, recorded May 19, 1998 in 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, restriction, 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 5 of Ridge View Homesites to Running Y Ranch Resort, dated May 18, 1998, and assessments of Running Y Ranch Resort Homeowners Association all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set TOGETHER WITH all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

The true consideration for this conveyance is \$170,000.00.

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 22nd day of August, 2003.

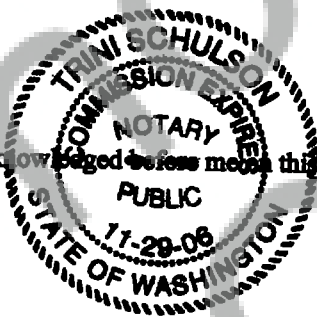
"GRANTOR" Ronald R. Lyall & Tria P. Lyall

Ronald R. Lyall
Ronald R. Lyall

Tria P. Lyall
Tria P. Lyall

Washington
STATE OF OREGON)
) ss.
County of Klamath)
Clark)

This instrument was acknowledged before me on this 22nd day of August, 2003 by Ronald R. Lyall and Tria P. Lyall.



Terri Schulson
Notary Public for Oregon Washington
My Commission Expires: 11/29/06

Warranty Deed

Ronald R. Lyall
Tria P. Lyall
808 NE 138th Avenue
Vancouver, WA 98684
Grantor
Catharine Cappel, Trustee of the Catharine Cappel Revocable Trust dated 8/13/87
4643 Marsh Hawk Drive
Klamath Falls, OR 97601
Grantee

State of Oregon, County of Klamath
Recorded 08/27/2003 10:26 a m
Vol M03 Pg 63050
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

AFTER RECORDING, RETURN TO:

Catharine Cappel, Trustee of the Catharine Cappel Revocable Trust dated 8/13/87
4643 Marsh Hawk Drive
Klamath Falls, OR 97601
Until a change is requested, all tax statements shall be sent to Grantee.

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