

NJC - 63844 UN

**STATUTORY WARRANTY DEED**

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Michael S. Hittner and Sandra L. Hittner as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 873 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 \$ 84,000.00.

**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

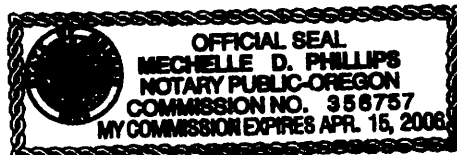
BY: [Signature]  
Its Authorized Agent

STATE OF OREGON )  
 )ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January.

by [Signature] (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal



Michelle D. Phillips  
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Michael S. Hittner Sandra L. Hittner 350 S. Whitestone Drive Anaheim Hills, CA 92807 Grantee
AFTER RECORDING RETURN TO Michael S. Hittner Sandra L. Hittner 350 S. Whitestone Drive Anaheim Hills, CA 92807

SPACE RESERVED  
FOR  
RECORDERS USE

State of Oregon, County of Klamath  
Recorded 01/14/2004 11:08 a.m.  
Vol M04 Pg 2299  
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:  
Michael S. Hittner  
Sandra L. Hittner  
350 S. Whitestone Drive  
Anaheim Hills, CA 92807

21.00