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WTC-64678

127615Xpw
After recording return to:
Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

Vol M04 Page 22438

State of Oregon, County of Klamath
Recorded 04/16/2004 11:07 A m
Vol M04 Pg 22438-41
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

Until a change is requested, all tax statements
shall be sent to Grantee at the following address:
2701 South Susan
Santa Ana CA 92704

STATUTORY WARRANTY DEED

Rhonda Jean Gorman and Joel Fredrick Gorman

, Grantor, conveys and warrants to
Richard Crouley

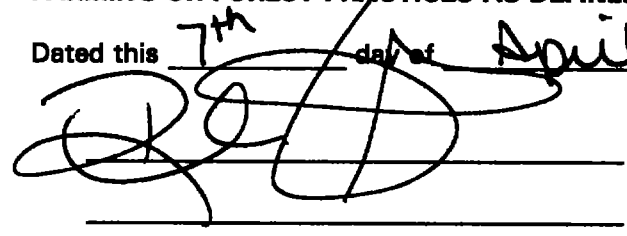
, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
See Exhibit "A" attached hereto and made a part hereof

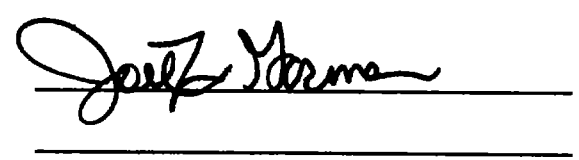
This property is free of encumbrances, **EXCEPT:**
See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 74,900.00.

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.

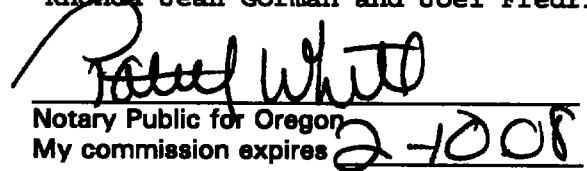
Dated this 7th day of April, 2004.

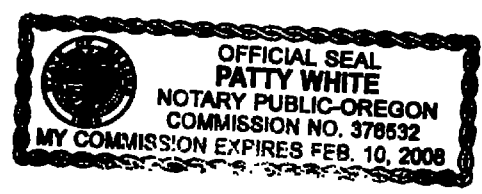




STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 7th day of April, 2004, by
Rhonda Jean Gorman and Joel Fredrick Gorman


Notary Public for Oregon
My commission expires 2-10-08



3600 \$/m

22439**EXHIBIT A**

Lot 286, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Running Y Utility Company.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Wocus Irrigation District.
4. Rights of way, including the terms and provisions thereof, granted to The California Oregon Power Company and Pacific Power & Light Company for power lines for transmission and distribution of electricity, including overhang easements and rights of ingress and egress to and from said rights of way for purposes of maintaining same.
5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 23, 1917
Recorded: August 30, 1917
Volume: 47, page 264, Deed Records of Klamath County, Oregon
For: A 60 foot right of way
6. Easement and release of damages, subject to the terms and provisions thereof, given by Geary Investment Company, an Oregon corporation, et al., to The California Oregon Power Company, a California corporation, dated December 11, 1923, recorded October 4, 1924, in Volume 64, page 489, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.
7. Rights of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated October 1, 1925, recorded February 18, 1926, in Volume 69 page 299, Deed Records of Klamath County, Oregon.
8. Easements and releases of claims for damages, subject to the terms and provisions thereof, relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, given to The California Oregon Power Company, a California corporation, by instruments recorded May 1, 1923 in Volume 61, page 116 and April 5, 1932, in Volume 97 page 211, 213, 215, 217, 219, 221, 223, 225, and 227, Deed Records of Klamath County, Oregon.
9. Right of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, his wife, to The California Oregon Power Company, a California corporation, dated November 10, 1938 and recorded December 26, 1939 in Volume 126 page 192, Deed Records of Klamath County, Oregon.

10. Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, subject to the terms and provisions thereof, as disclosed in deed from George E. Stevenson and Myler Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated April 1, 1940, recorded April 1, 1940, in Volume 128 page 207, Deed Records of Klamath County, Oregon.
11. Easement and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, subject to the terms and provisions thereof, given by Donald Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, to California Oregon Power Company, a California corporation, and The California Oregon Power Company, a California corporation, dated February 26, 1943, recorded August 31, 1943, in Volume 158 page 183, Deed Records of Klamath County, Oregon, as modified by agreement between The California Oregon Power Company, a California corporation, and Donald Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, dated June 30, 1948, recorded August 6, 1948, in Volume 223 page 400, Deed Records of Klamath County, Oregon.
12. Easement for irrigation and/or drainage purposes, subject to the terms and provisions thereof, given by Edward A. Geary, et al, to Wocus Drainage District, a municipal corporation, dated September 1, 1954, recorded September 7, 1954, in Volume 269 page 163, Deed Records of Klamath County, Oregon.
13. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: May 15, 1955
 Recorded: May 28, 1956
 Volume: 283, page 411, Deed Records of Klamath County, Oregon
 In favor of: The California Oregon Power Co.
 For: Transmission and distribution of electricity
14. An easement created by instrument, subject to the terms and provisions thereof,
 Recorded: September 30, 1960
 Volume: 324, page 373, 379 and 382, Deed Records of Klamath County, Oregon
 For: A 40 foot roadway right of way
15. Reservations and restrictions in deed, subject to the terms and provisions thereof, from Edward A. Geary, et al., to Ruth H. Teasdel, dated June 30, 1966, recorded July 18, 1966, in Volume M66 page 7241, Microfilm Records of Klamath County, Oregon.
16. Roadway Easement given by Gil Brothers Feed Yards, and Gill Cattle Company to Esther Cecilia Hunt, subject to the terms and provisions thereof, dated and recorded June 12, 1972, in Volume M72 page 6270 and M72 page 6274, Microfilm Records of Klamath County, Oregon.
17. Letter dealing with water contracts, subject to the terms and provisions thereof, dated April 1, 1980, recorded December 2, 1980, in Volume M80 page 23384, Microfilm Records of Klamath County, Oregon.

18. Covenants, conditions, and restrictions as shown on recorded Plat as follows:
 1. All streets are private ways.
 2. Sewage disposal for all lots will be supplied by Running Y Utility Company.
 3. Running Y Resort, Inc. reserves easements for road purposes over all private ways, including construction and maintenance of utilities, drainage irrigation systems, signs, cart paths and the right of ingress and egress for players during the regular course of play on the golf course.
 4. Running Y Resort, Inc. reserves easements for golf course purposes including signs, cart paths, irrigation systems, the right of ingress and egress for construction and maintenance and for players during the regular course of play on the golf course.
 5. Drainage and utility easements as shown on this plat.
 6. Access easement as shown on this plat.
 7. Lots designated as "Common Area" are generally intended for open space.
 8. Running Y Resort, Inc. reserves easements over all lots designated as
 9. Acreages: Residential Lots (176-287) = 62.20 AC.; Private Ways = 13.90 AC.; Common Area = 0.31 AC; Total Plat Area = 76.41 AC.
19. Access easements as dedicated or delineated on the recorded plat.
20. Golf easement as dedicated or delineated on the recorded plat.
21. Utility and drainage easement as dedicated or delineated on the recorded plat.
22. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,
 Recorded: August 2, 1996
 Volume: M96, page 23548, Microfilm Records of Klamath County, Oregon

 Declaration Annexing Phase 3 of Ridge View Homesites to Running Y Resort, subject to the terms and provisions thereof;
 Recorded: July 25, 1997
 Volume: M97, page 23691, Microfilm Records of Klamath County, Oregon
23. Levies and assessments of the Running Y Ranch Resort Owner's Association as provided for in the Covenants, Conditions and Restrictions.
24. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
25. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

 (If there is not new construction, the survey will be waived.)
26. Rights of parties in possession, or claiming to be in possession, other than above vestees.
27. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.