

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

NJ-1396-5977

~~RUNNING Y RANCH RESORT OWNERS ASSOC.~~Vol M04 Page 33961

Grantor's Name and Address

JAMES M. PETERSEN AND PAMELA PETERSEN

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES PETERSEN2586 FIR PARK WAYSANTA ROSA, CA 95404

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JAMES PETERSEN2586 FIR PARK WAYSANTA ROSA, CA 95404SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 05/27/2004 11:05 a m
Vol M04 Pg 33961
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RUNNING Y RANCH RESORT OWNERS ASSOCIATION

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JAMES M. PETERSEN AND PAMELA H. PETERSEN, AS TENANTS BY THE ENTIRETYhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 1106, TRACT 1427 - A REPLAT OF LOTS 318, 319, 320, 321, 322, 323 AND COMMON AREA "A" OF TRACT 1363 REPLAT OF RUNNING Y RESORT PHASE 4, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE. [⊙] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. [⊙] (The sentence between the symbols [⊙], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

RUNNING Y RANCH RESORT OWNERS ASSOCIATION

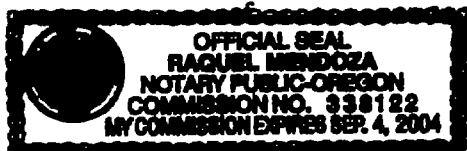
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BY: [Signature]AS: PresidentSTATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on May 25, 2004
by Stuart Woolley

This instrument was acknowledged before me on _____

by _____

as _____

Raquel Mendoza
Notary Public for Oregon
My commission expires Sept. 04, 2004

2/20 am