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NTC-65445 LV

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State of Oregon, County of Klamath
Recorded 06/08/2004 3:03 P m
Vol M04 Pg 36785
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Donald P. Knaepple and Ellen J. Knaepple as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 978 of Running Y Resort Tract 1423, Phase 12, recorded November 14, 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 1 of WestRidge Estates to The Running Y Ranch Resort recorded November 24, 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 \$142,000.00.

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 30 day of May

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

WITNESS my hand and official seal

Lisa Duncan
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Donald P. Knaepple Ellen J. Knaepple 639 Doe Creek Circle Newbury Park, CA 91320 Grantee
AFTER RECORDING RETURN TO Donald P. Knaepple Ellen J. Knaepple 639 Doe Creek Circle Newbury Park, CA 91320

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 _____
Deputy
Fee,

Until a change is requested, all tax statements shall be sent to the following address:
Donald P. Knaepple
Ellen J. Knaepple
639 Doe Creek Circle
Newbury Park, CA 91320

2/10 am