

04 JUN 14 PM 10:48

NJC - 65533UN

Vol M04 Page 37877

State of Oregon, County of Klamath
Recorded 06/14/2004 10:48 A m
Vol M04 Pg 37877
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Oliver P. Roemer III and Heather M. Roemer as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 996 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 \$106,000.00.

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)

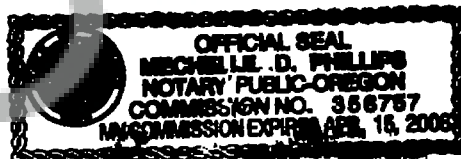
) ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 7 day of June

by Judy Lurbeck (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 |
| Oliver P. Roemer III Heather M. Roemer 620 Hubble Street Davis, CA 95616 Grantee |
| AFTER RECORDING RETURN TO Oliver P. Roemer III Heather M. Roemer 620 Hubble Street Davis, CA 95616 |

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

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

Until a change is requested, all tax statements shall be sent to the following address:

Oliver P. Roemer III
Heather M. Roemer
620 Hubble Street
Davis, CA 95616

[Handwritten initials]