

WJC - 65538 UN

Vol M04 Page 38461  
State of Oregon, County of Klamath  
Recorded 06/15/2004 3:43p m  
Vol M04 Pg 38461  
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 Frank J. Gallagher as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 997 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 \$112,000.00.

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 Luback  
Its Authorized Agent

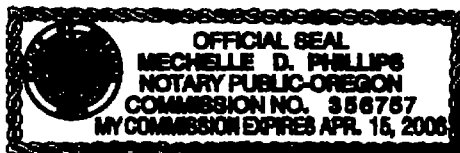
STATE OF OREGON )

COUNTY OF KLAMATH ) ss.

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

by Judy Luback (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
Frank J. Gallagher 6741 Sebastopol Ave, Suite 110 Sebastopol, CA 95472 Grantee
AFTER RECORDING RETURN TO Frank J. Gallagher 6741 Sebastopol Ave, Suite 110 Sebastopol, CA 95472

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.  
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

For,

Until a change is requested, all tax statements shall be sent to the following address:  
Frank J. Gallagher  
6741 Sebastopol Ave, Suite 110  
Sebastopol, CA 95472

2/00 am