

04 JUN 18 PM 3:33

MTC-643404V

# RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

Vol M04 Page 39335

State of Oregon, County of Klamath  
Recorded 06/18/2004 3:33 p m  
Vol M04 Pg 39335-39336  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## After Recording Return To:

William J. & Neva C. Hanko  
4958 Harned Lark Road  
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s):      Warranty Deed
  
  
  
  
  
  
  
  
  
  
2. Direct Party (Grantor):      C Corp., Inc., an Oregon Corporation
  
  
  
  
  
  
  
  
  
  
3. Indirect Party (Grantee):      William J. Hanko and Neva C. Hanko
  
  
  
  
  
  
  
  
  
  
4. True and Actual Consideration Paid:      \$302,650.00
  
  
  
  
  
  
  
  
  
  
5. Legal Description:      Lot 1094 of Tract 1422, Ranchview Estates, A Replat of Lots 606-610, 613, 621-622, 624-632, 651-674, and Common Areas "B", "C", "D", and "E"/ recorded October 16, 2003 in Klamath County, Oregon.  
   /OF TRACT 1375 RUNNING Y RESORT PHASE 8/

*Handwritten signature*

STATUTORY WARRANTY DEED

39336

C CORP., Inc., an Oregon corporation, Grantor, conveys and warrants to William J. Hanko and Neva C. Hanko as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1094 of Tract 1422, Ranchview Estates, A Replat of Lots 606-610, 613, 621-622, 624-632, 651-674, and Common Areas "B", "C", "D", and "E", recorded October 16, 2003 in Klamath County, Oregon.

SUBJECT TO: /OF TRACT 1375 RUNNING Y RESORT PHASE 8/

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 Amended and Restated Declaration Annexing Phase 1 of Ranch View Estates to The Running Y Ranch Resort recorded November 12, 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 \$302,650.00.

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" C CORP., Inc., an Oregon corporation

BY: [Signature]  
Its Authorized Agent

STATE OF OREGON

COUNTY OF Deschutes ) ss.  
KLAMATH )

The foregoing instrument was acknowledged before me this 12 day of June, 2004

by C.L. KOON (Officer), the PRESIDENT (Title) of C CORP., INC., on behalf of the Corporation.

WITNESS my hand and official seal

Kathy Duman  
NOTARY PUBLIC FOR OREGON



<b>WARRANTY DEED</b> C CORP., INC. P.O. BOX 638 REDMOND, OR 97756 Grantor  William J. Hanko Neva C. Hanko 1571 Teton Drive Grantor  <b>AFTER RECORDING RETURN TO</b> William J. Hanko Neva C. Hanko 1571 Teton Drive 4988 Horned Lark Rd Klamath Falls, OR 97601
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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  
Fee,

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

William J. Hanko  
Neva C. Hanko  
1571 Teton Drive  
4988 Horned Lark Rd  
Klamath Falls, OR 97601