

04 JUN 23 PM 11:15

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

MTG-1394-6031



JAMES AND PAMELA PETERSEN

Grantor's Name and Address
RUNNING Y RANCH RESORT OWNERS ASSOC.

Grantee's Name and Address
RUNNING Y RANCH RESORT OWNERS ASSOC.
5291 Running Y Road
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
RUNNING Y RANCH RESORT OWNERS ASSOC.

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/23/2004 11:15 a m
Vol M04 Pg 40477
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JAMES M. PETERSEN AND PAMELA H. PETERSEN, AS TENANTS BY THE ENTIRETY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUNNING Y RANCH RESORT OWNERS ASSOCIATION

hereinafter 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:

COMMON AREA "C", 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. ^⓪ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~XX~~ the whole (indicate which) consideration. ^⓪ (The sentence between the symbols ^⓪, 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.

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.

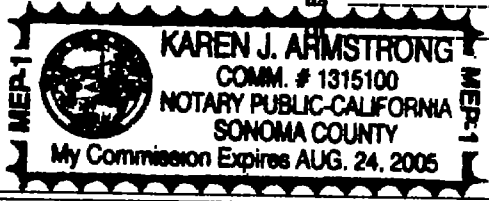
James M. Petersen
JAMES M. PETERSEN
Pamela H. Petersen
PAMELA H. PETERSEN

CALIF
STATE OF OREGON, County of Sonoma) ss.

This instrument was acknowledged before me on JUNE 16, 2004

by JAMES M PETERSEN
This instrument was acknowledged before me on JUNE 16, 2004

by PAMELA H Petersen



Karen J. Armstrong
Notary Public for Oregon CA 1315
My commission expires AUGUST 24, 2005