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WTC- 65799 UW

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State of Oregon, County of Klamath  
Recorded 07/06/2004 3:38 p.m.  
Vol M04 Pg 44094  
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 Gilbert O. Ornelas and Carolee C. Ornelas and Cindy C. Morse and Lynn Johnson and Sharon M. Yost as Tenants in Common, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1069 of Running Y Resort Tract 1426, Phase 12 1st Addition, recorded December 24, 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 2 of WestRidge Estates to The Running Y Ranch Resort recorded February 2, 2004, 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 \$107,000.00.

**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 27 day of June 2004

by [Signature] (Officer), the agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation

WITNESS my hand and official seal



[Signature]  
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Gilbert O. Ornelas Carolee C. Ornelas Cindy C. Morse Lynn Johnson Sharon M. Yost 5506 Sunol Blvd #200 Pleasanton, CA 94566 Grantee
AFTER RECORDING RETURN TO Gilbert O. Ornelas Carolee C. Ornelas Cindy C. Morse Lynn Johnson Sharon M. Yost 5506 Sunol Blvd #200 Pleasanton, CA 94566

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:

2/10  
[Signature]