

05 FEB 17 PM 3:14

State of Oregon, County of Klamath
Recorded 02/17/2005 3:14 P m
Vol M05 Pg 10930-31
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

MTC 68386-LW
STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Gerald & Gayle McKnight & Linda L. Dreher as Trustees of the/ Gerald & Gayle McKnight 1999 Rev Living Trust of August 19, 1999 as Trust, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1075 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 June 17, 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 \$137,000.00.

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 3rd day of February, 2005

by Judy Urbeck (Officer), the agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

C. McLanen
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Gerald & Gayle McKnight 1999 Rev Living Trust of August 19, 1999 3177 Shelter Cove Lane Elk Grove, CA 95758 Grantee
AFTER RECORDING RETURN TO Gerald & Gayle McKnight 1999 Rev Living Trust of August 19, 1999 3177 Shelter Cove Lane Elk Grove, CA 95758

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:
Gerald & Gayle McKnight 1999 Rev Living Trust of August 19, 1999
3177 Shelter Cove Lane
Elk Grove, CA 95758

26.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

10931

State of California

County of Sacramento } ss.

On February 12, 2005 before me, Rachel Lewis, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Gerald McKnight and Gayle L. McKnight
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person^(s) whose name^(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity^(ies), and that by ~~his/her/their~~ signature^(s) on the instrument the person^(s), or the entity upon behalf of which the person^(s) acted, executed the instrument.



WITNESS my hand and official seal.
Rachel Lewis
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Certification of Trust

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER Top of thumb here
--