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State of Oregon, County of Klamath  
Recorded 04/11/2005 11:09 a m  
Vol M05 Pg 24794  
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 John G. Murphy and Wanda L. Murphy as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 970 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 \$111,000.00.

**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:

Its Authorized Agent

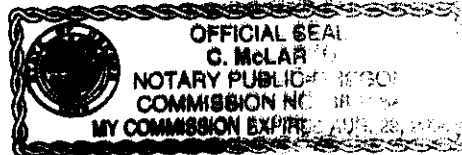
STATE OF OREGON )

COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 2 day of April, 2005

by David Lounney (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal



C. McLaren  
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
John G. Murphy Wanda L. Murphy 6732 Milbert Avenue Klamath Falls, OR 97603 Grantee
AFTER RECORDING RETURN TO John G. Murphy Wanda L. Murphy 6732 Milbert Avenue Klamath Falls, OR 97603

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:

John G. Murphy  
Wanda L. Murphy  
6732 Milbert Avenue  
Klamath Falls, OR 97603

2/100  
1/2m