

After recording, return to:

pt: Brian W. Hicks  
Miller Nash LLP  
111 S.W. Fifth Avenue, Suite 3400  
Portland, Oregon 97204-3699

State of Oregon, County of Klamath  
Recorded 04/12/2005 9:56 a m  
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Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

There is no change in the address to which tax statements are to be sent.

'05 APR 12 AM 9:56

### STATUTORY WARRANTY DEED

**CHARLES KREGG HANSON and ANDREA LEE HANSON**, as Tenants by Entirety, Grantor, conveys and warrants to **CHARLES KREGG HANSON and ANDREA L. HANSON**, in their capacity as trustees of the Hanson Family Trust under Revocable Living Trust Agreement dated April 16, 2004, Grantee, the following described real property, free of liens and encumbrances except as specifically set forth herein:

Lot 836 of Running Y Resort Phase 11, recorded January 1, 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 6 of Ridge View Homesites to The Running Y Ranch Resort recorded February 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 \$0.

**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.**

Dated this 5 day of April, 20045

Charles Gregg Hanson  
Charles Gregg Hanson

Andrea Lee Hanson  
Andrea Lee Hanson

STATE OF OREGON                     )  
   ) SS  
COUNTY OF Multnomah             )

April The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 20045, by Charles Gregg Hanson and Andrea Lee Hanson.

Lori Brasfield  
Notary Public for Oregon  
My commission expires:

