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MTC-69204 LW

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State of Oregon, County of Klamath
Recorded 04/12/2005 10:48a.m
Vol M05 Pg 25138
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 Mark L. Webber and Kellie A. Webber as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1152 of Running Y Resort Tract 1429, Running Y Resort, Phase 13, recorded November 23, 2004 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 the Meadows to The Running Y Ranch Resort recorded November 23, 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 $123,000.00.

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: David W. Lowney
Its Authorized Agent 4/04/05

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 4 day of April, 2005 by David Lowney (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

OFFICIAL SEAL
C. McLAREN
NOTARY PUBLIC-OREGON
COMMISSION NO. 384164
MY COMMISSION EXPIRES AUG. 29, 2006

C. McLaren
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Mark L. Webber Kellie A. Webber 6306 Harlan Dr. Klamath Falls, OR 97603 Grantee
AFTER RECORDING RETURN TO Mark L. Webber Kellie A. Webber 6306 Harlan Dr. Klamath Falls, OR 97603

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:
Mark L. Webber
Kellie A. Webber
6306 Harlan Dr.
Klamath Falls, OR 97603

2/10 Ann

Unofficial Copy