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Vol M05 Page 54913

State of Oregon, County of Klamath
Recorded 07/18/05 11:07a m
Vol M05 Pg 54913
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 Douglas A. Johnson and Jane K. Johnson as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1042 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 $115,500.00.

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 Lowry 6/29/05
Its Authorized Agent

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 29 day of June, 2005

by David W. Lowry (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, 2008

C. McLaren
NOTARY PUBLIC FOR OREGON

WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Douglas A. Johnson Jane K. Johnson 16566 NW Paddington Dr Beaverton, OR 97006 Grantee
AFTER RECORDING RETURN TO Douglas A. Johnson Jane K. Johnson 16566 NW Paddington Dr Beaverton, OR 97006

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:
Douglas A. Johnson
Jane K. Johnson
16566 NW Paddington Dr
Beaverton, OR 97006

2/10 am

Unofficial Copy