MTC 11906-LW

M05-65873

Klamath County, Oregon 10/05/2005 02:55:39 PM Pages 1 Fee: \$21.00

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Sheree W. Everett as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1134 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 Phase 2 of The Meadows to The Running Y Ranch Resort recorded July 13, 2005, 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 \$165,000,00.

'GRANTOR"

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.

Running Y Resort Inc., an Oregon corporation

Its Authorized A STATE OF OREGON	agent	
COUNTY OF KLAMATH The foregoing instrument was acknowledged I	α	eptember 2005
by Lace Cofficer), the Corporation. WITNESS my hand and official seal	the CVICTO	(Title) of RUNNING Y RESORT, INC., on behalf of
NOTARY PUBLIC FOR OREGON	NOTA COM	OFFICIAL SEAL AQUEL MENDOZA ARY PUBLIC-OREGON MISSION NO. 38 4044 () ISSION EXPINES SER. 4, 2008 ()
WARRANTY DEED Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601	SPACE RESERVED FOR RECORDERS USE	STATE OF OREGON, ss. County of Klamath Filed for record at request of:
Grantor Sheree W. Everett 632 Oak Ave Klamath Falls, OR 97601 Grantee AFTER RECORDING RETURN TO		on this day of A.D at o'clock M. And duly recorded in Vol of Page
Shoree W. Everett 632 Oak Ave Klamath Falls, OR 97601		Linda Smith, County Clerk By Deputy
Until a change is requested, all tax state; nents sha	all be sent to the following address:	Fee,

Sheree W. Everett
632 Oak Ave
Klamath Falls, OR 97601