

After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

M05-66349

Klamath County, Oregon

10/12/2005 11:55:38 AM

Pages 3 Fee: \$31.00

Until a change is requested, all tax statements
shall be sent to Grantee at the following address:

*1st 680510***STATUTORY WARRANTY DEED*****Forbess**

Joan Carol Latham and Thomas J. ~~Forbes~~ *not as tenants in common but with rights of survivorship

, Grantor, conveys and warrants to
John S. Volk, III and Ann M. Volk, husband and wife

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 203,500.00.

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.

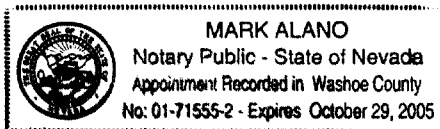
Dated this 27TH day of SEPT., 2005.

Joan Carol Latham
Thomas J. Forbes

STATE OF ~~OREGON~~ ^{NV}, COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 27th day of September, 2005, by
Joan Carol Latham and Thomas J. Forbes

[Signature]
Notary Public for Oregon ^{NV}
My commission expires 10/05



31F

EXHIBIT 'A'

Lot 905, RUNNING Y RESORT PHASE 11, 1ST ADDITION, recorded May 2, 2003, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Regulations and Assessments of Running Y Ranch Resort Owners Association.

Easement, including terms and provisions contained therein:

Recording Information: Volume 64 on page 489, records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: powerline

Easement, including terms and provisions contained therein:

Recording Information: Volume 69 on page 299, records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: powerline

Easement, including terms and provisions contained therein:

Recording Information: Volume 97 on pages 211, 213, 215, 217, 219, 221, 223, 225, 227 and in Volume 61 on page 116, records of Klamath County, Oregon.
In Favor of: The California Oregon Power Company
For: release of claim for damages relative to the raising and/or lowering the waters of Upper Klamath lake between the levels of 4137 and 4143.3

Easement, including terms and provisions contained therein:

Recording Information: Volume 126 on page 192
In Favor of: The California Oregon Power Company
For: transmission line

Joint obligations with other lands as set out in Deed recorded April 1, 1940, in Volume 128 on page 207, records of Klamath County, Oregon, from George E. Stevenson and Myler Stevenson to The California Oregon Power Company.

Easement, including terms and provisions contained therein:

Recording Information: Volume 158 on page 183, records of Klamath County, Oregon
In Favor of: California Oregon Power Company and The California Oregon Power Company and Modified by instrument recorded August 6, 1948, in Volume 223 on page 400, records of Klamath County, Oregon.
For: release of damages relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level.

Easement, including terms and provisions contained therein:

Recording Information: Volume 324 on page 373, 379 and 382, records of Klamath County, Oregon
For: 40 foot easement

Easement, including terms and provisions contained therein:

Recording Information: Volume 283 on page 411, records of Klamath County, Oregon
In Favor of: The California Oregon Power Co.
For: Transmission and distribution of electricity

Reservations and restrictions in Deed, recorded July 18, 1966 in Volume M-66 on page 7241, records of Klamath County, Oregon, from Edward A. Geary et al in favor of Ruth H. Teasdel.

Easement, including terms and provisions contained therein:

Recording Information: Volume M-72 on page 6270 and M-72 on page 6274, records of Klamath County, Oregon
In Favor of: Esther Cecilia Hunt
For: roadway

Instrument regarding water contracts, including the terms and provisions thereof, recorded December 2, 1980 in Volume M-80 on page 2384, records of Klamath County, Oregon.

Restrictions shown on the recorded plat/partition of Running Y Resort, Tract 1409, Phase 11 1st Addition.

Modification and/or amendment by instrument:

Recording Information: May 8, 2003 in Volume M03 Page 30774, records of Klamath County, Oregon

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: M-96 on page 23548, records of Klamath County, Oregon.

The herein described property was made subject the Declaration of Annexing Common Area to Running Y Ranch Resort, including the terms and provisions thereof:

Recording Information: July 25, 1997 in Volume M97 Page 23689, records of Klamath County, Oregon

The herein described property was made subject to the Declaration Annexing Common Area, including the terms and provisions thereof:

Recording Information: Volume M00 Page 2796, records of Klamath County, Oregon

Declaration Annexing Phase 7 of Ridge View Homesites to Running Y Ranch Resort, recorded May 6, 2003 in Volume M03 Page 30152, records of Klamath County, Oregon.

The following pertain to Lender's Extended Coverage only:

- a. Parties in possession, or claiming to be in possession, other than the vestees shown herein.
- b. Statutory liens for labor and/or materials, including liens for contributions due to the State of Oregon for employment compensation and for workman's compensation, or any rights thereto, where no notice of such liens or rights appears of record.