

MTC 70676-LW

M06-13279

Klamath County, Oregon

06/29/2006 11:46:21 AM

Pages 1 Fee: \$41.00

STATUTORY WARRANTY DEED

C Corp, an Oregon Corporation, who acquired title as
C CORP., Inc., an Oregon corporation, Grantor, conveys and warrants to William T. Shupe and Maureen E. Topping as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1232 of Tract 1440, Ranchview Estates, 1st Addition, recorded December 10, 2004 in 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 Amended and Restated Declaration Annexing Phase 3 of Ranchview Estates to The Running Y Ranch Resort recorded December 16, 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 \$359,367.00

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" C CORP., Inc., an Oregon corporation

(BY:)

Its Authorized Agent

STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 22nd day of June, 2006

by George Warner (Officer), the Secretary (Title) of C CORP., INC., on behalf of the Corporation.

WITNESS my hand and official seal

Angie M Eckley
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
C CORP., INC. P.O. BOX 638 REDMOND, OR 97756 Grantor
William T. Shupe Maureen E. Topping 34501 South Highway 1 Gladstone, OR 97043 Grantee
AFTER RECORDING RETURN TO William T. Shupe Maureen E. Topping 34501 South Highway 1 Gladstone, OR 97043

SPACE RESERVED
FOR
RECORDERS USE

10232 Merlin Way
Klamath Falls, OR
97601
10232 Merlin Way
Klamath Falls, OR
97601

STATE OF OREGON, Se.

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:

William T. Shupe
Maureen E. Topping
34501 South Highway 1
Gladstone, OR 97043

10232 Merlin Way
Klamath Falls, OR
97601

41.00