2006-020397 Klamath County, Oregon



10/11/2006 11:17:18 AM

Fee: \$26.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET <u>DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.</u>

After Recording, Return To: Sage Buiders, LLC P.O. Box 458 Redmond, OR 97756

- 1. Name(s) of the Transaction(s): Warranty Deed
- 2. Direct Party (Grantor): Running Y Resort, Inc.
- 3. Indirect Party (Grantee): Sage Builders, LLC
- 4. True and Actual Consideration Paid: \$90,000.00
- 5. Legal Description:

Lot 10, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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After recording return to: Sage Builders, LLC PO Box 458 Redmond, OR 97756 Until a change is requested all tax statements shall be sent to The following address: Sage Builders, LLC PO Box 458 Redmond, OR 97756 Escrow No. MT75186-LW Title No. 0075186 SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to Sage Builders, LLC a limited liability company, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$90,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 10th day of BCTOBER, 2001

RUNNING Y RESORT, INC.

JWAN RIPLE THORIZED AGENT

State of Oregon County of KLAMATH

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This instrument was acknowledged before me on OCCOOCC, 2006 by RUNNING TRESORT NO. FOR THE RUNNING Y RESORT INC., AN OREGON CORPORATION

(Notary Public for Oregon)

My commission expires AUQ , 29,2008

OFFICIAL SEAL C. MCLAREN NOTARY PUBLIC-OREGON COMMISSION NO. 384164 MY COMMISSION EXPIRES AUG. 29, 2008