

2006-020397

Klamath County, Oregon



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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 DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

MTTC 75180 LW

After Recording, Return To:

Sage Builders, 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

240



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 October, 2006

RUNNING Y RESORT, INC.

BY:

JWAN RIPLEY AUTHORIZED AGENT

State of Oregon

County of **KLAMATH**

This instrument was acknowledged before me on 10 October, 2006 by JWAN RIPLEY AS AUTHORIZED AGENT
FOR THE **RUNNING Y RESORT, INC., AN OREGON CORPORATION**

C. McLaren
(Notary Public for Oregon)

My commission expires Aug. 29, 2008

