



10/25/2006 11:30:30 AM

Fee: \$21.00

MTCT7414LW
STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Philip F. Sherburne and Claire JoAnne Sherburne as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1201 of 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 \$163,800.00.

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" Running Y Resort, Inc., an Oregon corporation

BY: Debra Messier
Its Authorized Agent

STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 17 day of October 2006

by Debra Messier (Officer), the Agent (Title) of RUNNING Y RESORT, INC., on behalf of the Corporation.

WITNESS my hand and official seal

Mechelle D. Phillips
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Philip F. Sherburne Claire JoAnne Sherburne 3410 White Oak Court Morgan Hill, CA 95037 Grantee
AFTER RECORDING RETURN TO Philip F. Sherburne Claire JoAnne Sherburne 3410 White Oak Court Morgan Hill, CA 95037

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
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:
Philip F. Sherburne
Claire JoAnne Sherburne
3410 White Oak Court
Morgan Hill, CA 95037