

THIS SPACE RESERV

2006-022344

Klamath County, Oregon



11/08/2006 11:31:38 AM

Fee: \$21.00

After recording return to:  
Nancy J. Wendt  
826 Loma Linda Drive  
Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

Nancy J. Wendt  
826 Loma Linda Drive  
Klamath Falls, OR 97601

Escrow No. MT75215-LW  
Title No. 0075215

SWD

MTCT5215 LW

STATUTORY WARRANTY DEED

**RUNNING Y RESORT INC., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Nancy J. Wendt**, 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 104, 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 **\$340,200.00**.

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 6th day of November, 2006.

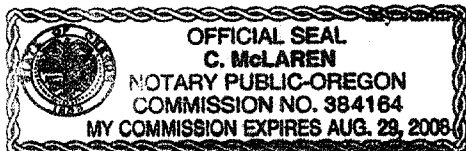
RUNNING Y RESORT INC.  
BY: [Signature]  
JIWAN RIPLEY, AUTHORIZED AGENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 6, 2006 by JIWAN RIPLEY AS AUTHORIZED AGENT OF THE RUNNING Y RESORT INC., AN OREGON CORPORATION

[Signature]  
(Notary Public for Oregon)

Commission expires Aug. 29, 2008



21