



THIS SPACE RESERV

2006-022348

Klamath County, Oregon



11/08/2006 11:34:11 AM

Fee: \$21.00

After recording return to:

James Grant

14250 Saratoga Ave

Saratoga, CA 95070

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

James Grant

14250 Saratoga Ave

Saratoga, CA 95070

Escrow No. MT75183-LW

Title No. 0075183

SWD

MT75183 LW

### STATUTORY WARRANTY DEED

**RUNNING Y RESORT, INC., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **James Grant**, 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 139, Tract 1496, RIDGEWATER SUBDIVISION PHASE 1, 1<sup>ST</sup> ADDITION, 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 **\$154,800.00**.

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 6<sup>th</sup> day of November, 2006.

RUNNING Y RESORT, INC.

BY:

Jiwan Ripley, AUTHORIZED AGENT

State of Oregon

County of Klamath

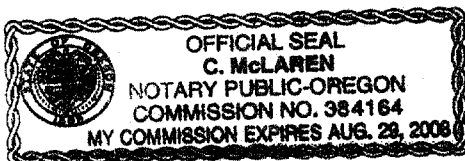
/Jiwan Ripley, Authorized Agent for

This instrument was acknowledged before me on November 6, 2006 by RUNNING Y RESORT, INC., an Oregon corporation

C. McLaren

(Notary Public for Oregon)

My commission expires Aug. 29, 2008



TOTAL P.013