



2006-023752

Klamath County, Oregon



00009854200600237520020028

11/29/2006 11:13:58 AM

Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

NEAL SPRINGER

3109 Beaudry Road

Moxee, WA 98936

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

NEAL SPRINGER

3109 Beaudry Road

Moxee, WA 98936

Escrow No. MT74701-LW

Title No. 0074701

MT74701-LW

SPECIAL-EM

SPECIAL WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to **NEAL SPRINGER and DEBORAH SPRINGER, as tenants by the entirety**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 29, 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.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$121,050.00**.

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

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PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

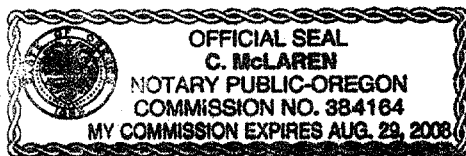
Dated this 16th day of November, 2006.

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, Authorized Agent for RUNNING Y RESORT, INC..



C. McLaren
(Notary Public for Oregon)
My commission expires Aug. 29, 2008