



MT74787LW

After recording return to:

REID S. SHERWIN

4519 COOPERS HAWK RD

KLAMATH FALLS, TX 97601

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

REID S. SHERWIN

4519 COOPERS HAWK RD

KLAMATH FALLS, TX 97601

Escrow No. MT74787-LW

Title No. 0074787

SWD

THIS SPACE RE

2006-024864

Klamath County, Oregon



00011141200600248640010012

12/15/2006 03:35:25 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

RUNNING Y RESORT INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to **REID S. SHERWIN, PHILIP MADDOX and PAUL ALBERS, as tenants in common**, 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 96, 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 **\$248,400.00**.

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 8 day of December, 2006.

RUNNING Y RESORT INC

BY: [Signature]
JIWAN RIPLEY, AUTHORIZED AGENT

State of Oregon
County of Klamath

/Jiwan Ripley, Authorized Agent for

This instrument was acknowledged before me on December 8, 2006 by RUNNING Y RESORT INC.

C. Mclw

(Notary Public for Oregon)

My commission expires Aug. 29, 2008

21-