



MT74770LW

After recording return to:
BERNARD L. SIMONSEN AND RHEA E.
SIMONSEN, TRUSTEES OF THE SIMONSEN
LIVING TRUST
11944 Kestrel Road
Klamath Falls, OR 97601

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

BERNARD L. SIMONSEN AND RHEA E.
SIMONSEN, TRUSTEES OF THE SIMONSEN
LIVING TRUST
11944 Kestrel Road
Klamath Falls, OR 97601

Escrow No. MT74770-LW
Title No. 0074770

SWD

THIS SPACE RESE

2006-024916
Klamath County, Oregon



12/18/2006 11:30:57 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN LIVING TRUST**, 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 98, 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 **\$351,000.00**.

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.

210-

Dated this 15 day of December, 2006.

RUNNING Y RESORT, INC.

BY: [Signature]
JIWAN RIPLEY, AUTHORIZED AGENT

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 15, 2006 by JIWAN RIPLEY AS AUTHORIZED AGENT FOR RUNNING Y RESORT, INC..



Mechelle D. Phillips
(Notary Public for Oregon)

My commission expires 5-9-2010