



MTCT4810LW

After recording return to:

TODD C. ANDRES

3934 EL CERRITO WAY

KLAMATH FALLS, OR 97603

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

TODD C. ANDRES

3934 EL CERRITO WAY

KLAMATH FALLS, OR 97603

Escrow No. MT74810-LW

Title No. 0074810

SWD

THIS SPACE RESERVED

2007-000440

Klamath County, Oregon



00012588200700004400010016

01/09/2007 03:25:38 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**RUNNING Y RESORT, INC., AN OREGON CORPORATION**, Grantor(s) hereby convey and warrant to **TODD C. ANDRES and MELINDA ANDRES**, as tenants by the entirety as to an undivided 1/2 interest and **DORIS GENEVIEVE ANDRES** as to an undivided 1/2 interest, 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 69, 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 **\$160,200.00**.

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 4<sup>th</sup> day of January, 07.

RUNNING Y RESORT, INC., AN OREGON CORPORATION

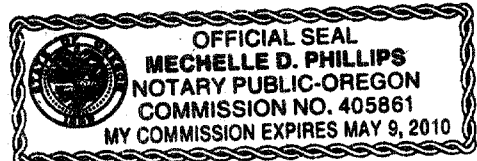
BY:

Jiwan Ripley, AUTHORIZED AGENT

State of Oregon

County of Klamath

This instrument was acknowledged before me on Jan 4, 2007 by Jiwan Ripley AS AUTHORIZED AGENT FOR RUNNING Y RESORT, INC., AN OREGON CORPORATION.



Mechelle D. Phillips  
(Notary Public for Oregon)

My commission expires 5-9-2010

TOTAL P.017

21<sup>00</sup>