



After recording return to:
John S. Woodward and Judy H.
Woodward
11547 Kestrel Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
John S. Woodward and Judy H.
Woodward
11547 Kestrel Road
Klamath Falls, OR 97601

File No.: 7021-952123 (ALF)
Date: December 26, 2006

2007-000486

Klamath County, Oregon



00012641200700004860030038

01/10/2007 02:16:34 PM

Fee: \$31.00

THIS SP.

STATUTORY WARRANTY DEED

Norbert Gotner and Ida Rose Gotner Trustees of the Norbert Gotner and Ida Rose Gotner Trust Agreement dated April 10, 2001, Grantor, conveys and warrants to **John S. Woodward and Judy H. Woodward, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$780,000.00**. (Here comply with requirements of ORS 93.030)

31-F

APN: R881349

Statutory Warranty Deed
- continued

File No.: 7021-952123 (ALF)
Date: 12/26/2006

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, 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 January, 20 07.

Norbert Gotner and Ida Rose Gotner
Trustees of the Norbert Gotner and Ida Rose
Gotner Trust Agreement dated April 10, 2001

Norbert Gotner
Norbert Gotner, Trustee

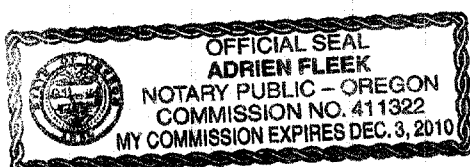
Ida Rose Gotner
Ida Rose Gotner, Trustee

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 8 day of January, 20 07
by as of Norbert Gotner and Ida Rose Gotner Trustees of the Norbert Gotner and Ida Rose Gotner Trust
Agreement dated April 10, 2001, on behalf of the .

Adrien Fleen

Notary Public for Oregon
My commission expires: 12-3-10



APN: **R881349**

Statutory Warranty Deed
- continued

File No.: **7021-952123 (ALF)**
Date: **12/26/2006**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 164, RUNNING Y RESORT, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, OREGON.

LESS AND EXCEPT THEREFROM

A TRACT OF LAND BEING A PORTION OF LOT 164 OF "RUNNING Y RESORT, PHASE 2 - TRACT NO. 1322", SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 8 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER COMMON TO LOT 166 AND SAID LOT 164; THENCE SOUTH 41° 03' 47" WEST, ALONG THE LINE COMMON TO SAID LOTS 164 AND 166, 99.23 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTHWESTERLY CORNER COMMON TO SAID LOTS 164 AND 166 BEARS SOUTH 41° 03' 47" WEST 100.37 FEET; THENCE NORTH 36° 13' 21" EAST 97.42 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 164; THENCE SOUTH 63° 40' 11" EAST 8.50 FEET TO THE POINT OF BEGINNING, CONTAINING 408 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "RUNNING Y RESORT, PHASE 2 - TRACT NO. 1322" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LOT 166 OF "RUNNING Y RESORT, PHASE 2 - TRACT NO. 1322", SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 8 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER COMMON TO LOT 164 AND SAID LOT 166; THENCE NORTH 41° 03' 47" EAST, ALONG THE LINE COMMON TO SAID LOTS 164 AND 166, 100.37 FEET; THENCE SOUTH 36° 13' 21" WEST 100.73 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 166; THENCE NORTH 48° 56' 13" WEST 8.50 FEET TO THE POINT OF BEGINNING, CONTAINING 427 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "RUNNING Y RESORT, PHASE 2 - TRACT NO. 1322" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.