

2007-011591

Klamath County, Oregon



MT075234-LW



00025803200700115910010014

06/27/2007 03:38:35 PM

Fee: \$21.00

After recording return to:
 LLOYD E. YARBROUGH
 4560 EULL COURT
 PLEASANTON, CA 94566

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

LLOYD E. YARBROUGH
 4560 EULL COURT
 PLEASANTON, CA 94566

Escrow No. MT75234-LW
 Title No. 0075234

SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **LLOYD E. YARBROUGH and JANET S. YARBROUGH**, 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 65, 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 **\$172,000.00**.

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.

Dated this 20 day of June, 07.

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 June 20, 2007 by RUNNING Y RESORT, INC.

Mechelle D. Phillips
 (Notary Public for Oregon)

My commission expires 5-9-2010