

NTC 75235-LW

THIS SPACE RESE

2007-013735

Klamath County, Oregon



00028369200700137350010015

08/03/2007 11:55:24 AM

Fee: \$21.00

After recording return to:

ERIC M. RUSSELL

790 QUIET GABLE COURT

BRENTWOOD, CA 94513

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

ERIC M. RUSSELL

790 QUIET GABLE COURT

BRENTWOOD, CA 94513

Escrow No.

MT75235-LW

Title No.

0075235-LW

SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **ERIC M. RUSSELL and KATHERINE M. RUSSELL**, as tenants by the entirety, 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 95, 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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$268,000.00**.

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 17 day of July, 2007.

RUNNING Y RESORT INC.

BY:

JIWAN RIPLEY, AUTHORIZED AGENT

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on July 17, 2007 by JIWAN RIPLEY AS AUTHORIZED AGENT OF RUNNING Y RESORT INC., AN OREGON CORPORATION.

Mechelle D. Phillips
(Notary Public for Oregon)

My commission expires 5-9-2010

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