



MT79817-LW

After recording return to:  
FRANK GALLAGHER  
101 MORRIS STREET, STE. 205  
SEBASTOPOL, CA 95472

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

FRANK GALLAGHER  
101 MORRIS STREET, STE. 205  
SEBASTOPOL, CA 95472

Escrow No. MT79817-LW  
Title No. 0079817

SWD

THIS SPACE RESERVE

2007-015433

Klamath County, Oregon



08/31/2007 11:29:28 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**RUNNING Y RESORT, INC., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **FRANK GALLAGHER**, 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 92, RUNNING Y RESORT, 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.

Grantee agree that no portion of the property may be used for any real estate sales or property management purposes without prior written consent of Grantor, which consent may be withheld, conditioned or delayed by Grantor in its sole and arbitrary discretion. The foregoing prohibition shall constitute a covenant running with the property and shall be binding upon the Grantee and its successors and assign with respect to the property, and shall inure to the benefit of Grantor and its successors interest.

The true and actual consideration for this conveyance is **\$800,000.00**.

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.

26AMT

Dated this 31 day of 8, 2007

RUNNING Y RESORT, INC.,

BY: Todd C Andres  
TODD ANDRES, AUTHORIZED AGENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 31, 2007 by TODD ANDRES, AUTHORIZED AGENT FOR  
RUNNING Y RESORT, INC., AN OREGON CORPORATION.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

