Running Y Resort dba RidgeWater Properties

6200 Highway 140 West

Klamath Falls, OR 97601

**GRANTEE** 

ABI Destination Homes, LLC

520 Klamath Avenue

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

ABI Destination Homes, LLC

520 Klamath Avenue

Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to: ABI Destination Homes, LLC 520 Klamath Avenue Klamath Falls, OR 97601

2007-018508

Klamath County, Oregon

10/29/2007 11:41:20 AM

Fee: \$21.00

## STATUTORY WARRANTY DEED

RUNNING Y RESORT INC., an Oregon corporation, doing business as RIDGEWATER PROPERTIES, Grantor, conveys and warrants to ABI DESTINATION HOMES, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 1 – 4 and 20-26 within the plat of Tract 1506, The Timbers, Phase 1, recorded October 11, 2007 in the office of the County Recorder, Klamath County, Oregon.

## SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Covenants, Conditions, Restrictions, and Easements for RidgeWater recorded September 11, 2006, and the Supplemental Declaration Annexing Phase 1 of The Timbers to RidgeWater recorded October 11, 2007, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is pursuant to terms of Payment Agreement dated October 23<sup>r4</sup>, 2007.

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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED ON ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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.

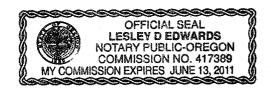
"GRANTOR" RUNNING Y RESORT, INC., an Oregon corporation, Doing business as RIDGEWATER PROPERTIES

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STAT	E OF O	REGON	)		

AMERITATES has recorded this instrument by request as an accomodation o and has not examined it for regularity and sufficiency of the total seffect upon the title and sufficiency of the total seffect upon the title and sufficient and sufficien

ss.) COUNTY OF DESCHUTES

The foregoing instrument was acknowledged before me this \_ day of October 2007 by Jewl E. Andres , the Wesident of RUNNING Y RESORT, INC., an Oregon corporation doing business as RIDGEWATER PROPERTIES.



WITNESS my hand and official seal

While D. Galwinds

NOTARY PUBLIC FOR OREGON My commission expires: U/13/2011