

MT81231-LW

THIS SPACE RESEI

2008-002642

Klamath County, Oregon



00041016200800026420010015

After recording return to:

SAGE BUILDERS LLC

P.O. BOX 458

REDMOND, OR 97756

03/03/2008 11:30:06 AM

Fee: \$21.00

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

SAGE BUILDERS LLC

P.O. BOX 458

REDMOND, OR 97756

Escrow No. MT81231-LW

Title No. 0081231

SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT INC, an Oregon Corporation dba **RIDGEWATER PROPERTIES**, Grantor(s) hereby convey and warrant to **SAGE BUILDERS LLC**, an Oregon Limited Liability Company, 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 45, 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 **\$153,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 IN 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 28th day of Feb., 2008

RUNNING Y RESORT INC

BY: Debra Gisriel
DEBRA GISRIEL, AUTHORIZED AGENT

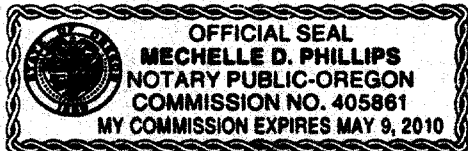
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb. 28, 2008 by Debra Gisriel, Authorized Agent for RUNNING Y RESORT INC.

Mechelle D. Phillips
(Notary Public for Oregon)

My commission expires 5-9-2010



21 AMT

TOTAL P.015