

MT082472-LW



THIS SPACE RESE

2008-007519
Klamath County, Oregon



05/23/2008 11:21:21 AM

Fee: \$21.00

After recording return to:
TATYANA SIMUNI, TRUSTEE VADIM
LEYENSON REVOCABLE TRUST DATED
DECEMBER 20, 2005
392 JACKSON STREET
GLENCOE, IL 60022

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

TATYANA SIMUNI, TRUSTEE VADIM
LEYENSON REVOCABLE TRUST DATED
DECEMBER 20, 2005
392 JACKSON STREET
GLENCOE, IL 60022

Escrow No. MT82472-LW
Title No. 0082472
SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to TATYANA SIMUNI, TRUSTEE, VADIM LEYENSON REVOCABLE TRUST DATED DECEMBER 20, 2005, 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 8, 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.

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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 **\$105,000.00**.

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 14 day of May, 08.

RUNNING Y RESORT INC

BY:

Debra Gisriel
DEBRA GISRIEL, AUTHORIZED AGENT

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on May 14, 2008 by DEBRA GISRIEL AS AUTHORIZED AGENT FOR RUNNNG Y RESORT, AN OREGON CORPORATION.

Mechelle D. Phillips
(Notary Public for Oregon)
My commission expires 5-9-2010

21AMT