

MT 82839-LW

THIS SPACE RESERVE

2008-010740

Klamath County, Oregon



After recording return to:

RONALD K. ROBERTS

4425 DAISY COURT

MOORPARK, CA 93021



00050540200800107400010013

07/29/2008 11:22:09 AM

Fee: \$21.00

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

RONALD K. ROBERTS

4425 DAISY COURT

MOORPARK, CA 93021

Escrow No. MT82839-LW

Title No. 0082839

SWD

STATUTORY WARRANTY DEED

RUNNING Y RESORT INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to RONALD K. ROBERTS and KATHLEEN V. ROBERTS, 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 38, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$202,500.00.**

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 22 day of July, 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 July 22, 2008 by DEBRA GISRIEL AS AUTHORIZED AGENT FOR THE RUNNING Y RESORT INC. AN OREGON CORPORATION.

Mechelle D. Phillips
(Notary Public for Oregon)

My commission expires May 9, 2010

Handwritten signature/initials