

UTZ 80685-LW

2008-010956

Klamath County, Oregon



00050804200800109560010016

08/01/2008 11:40:25 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Running Y Resort, Inc., an Oregon corporation, Grantor, conveys and warrants to Sage Builders, LLC \*\*  
as Other, Grantee, the following described real property, free of encumbrances except as specifically set forth  
herein: \*\*AN OREGON LIMITED LIABILITY COMPANY

Lot 1116 of Tract 1429, Running Y Resort, Phase 13, recorded November 23, 2004 according to the official plat  
thereof on file in the office of the County Clerk of 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 Protective Covenants,  
Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the  
Declaration Annexing Phase 2 of The Meadows to The Running Y Ranch Resort recorded July 13, 2005, 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 \$100,000.00.

THIS INSTRUMENT WILL 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.

"GRANTOR" Running Y Resort, Inc., an Oregon corporation

BY:

*Debra Gissel*  
Its Authorized Agent

STATE OF OREGON )

)ss.

COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 17 day of Sept 2007.

by *Debra Gissel* (Officer), the *Agent* (Title) of RUNNING Y RESORT, INC., on behalf of  
the Corporation.

WITNESS my hand and official seal

*Mechelle D. Phillips*  
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
Running Y Resort, Inc. 5391 Running Y Road Klamath Falls, OR 97601 Grantor
Sage Builders, LLC PO Box 458 Redmond, OR 97756 Grantee
AFTER RECORDING RETURN TO Sage Builders, LLC PO Box 458 Redmond, OR 97756

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath  
Filed for record at request of:

on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

at \_\_\_\_ o'clock \_\_\_\_ M. And duly recorded in

Vol. \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

Linda Smith, County Clerk

By \_\_\_\_\_

Deputy

Fee,

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

Sage Builders, LLC  
PO Box 458  
Redmond, OR 97756

*Hand*