

MITC83937

THIS SPACE RE

2008-016505

Klamath County, Oregon



12/15/2008 03:16:37 PM

Fee: \$26.00

After recording return to:

~~Weld/Wen Development, Inc.~~ RUNNING Y RESORT, INC.  
~~PO Box 1215~~ 5391 RUNNING Y ROAD  
~~Redmond, OR 97756~~ KLAMATH FALLS, OR 97601

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

~~Weld/Wen Development, Inc.~~ RUNNING Y RESORT, INC.  
~~PO Box 1215~~ 5391 RUNNING Y ROAD  
~~Redmond, OR 97756~~ KLAMATH FALLS, OR 97601

Escrow No. RD111254SS  
 Title No. 111254  
 SWD

STATUTORY WARRANTY DEED

Sage Builders, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to ~~Weld/Wen Development, Inc.~~ \*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:

\*RUNNING Y RESORT, INC., AN OREGON CORPORATION

2808-009BD-00400-000	Key 894443
3808-009BD-00600-000	Key 894445

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 \$478,600.00.

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 10 day of Dec., 2008

Sage Builders LLC

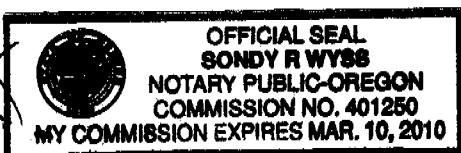
BY: Paul A. Whitaker  
 Paul A. Whitaker, Member

State of Oregon  
 County of Klamath

This instrument was acknowledged before me on Dec. 10, 2008 by Paul A. Whitaker as Member of Sage Builders, LLC.

Sandy R Wyss  
 (Notary Public for Oregon)

My commission expires 3-10-10



26 ATT

LEGAL DESCRIPTION

"EXHIBIT A"

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Lots 11 and 13, Tract 1468, ASPEN RUN, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ----