

UTC 80307-KR

THIS SPACE

2009-014180

Klamath County, Oregon



00074909200900141800010012

11/03/2009 11:17:51 AM

Fee: \$37.00

After recording return to:

Running Y Resort Inc., an Oregon corporation,
doing business as RidgeWater Properties
6200 Highway 140 West
Klamath Falls, OR 97601

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

Running Y Resort Inc., an Oregon corporation,
doing business as RidgeWater Properties
401 Harbor Isles
Klamath Falls, OR 97601

Escrow No. MT86307-KR

Title No. 0086307

SWD

STATUTORY WARRANTY DEED

ABI Destination Homes, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Running Y Resort Inc., an Oregon corporation, doing business as RidgeWater Properties, 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:

Lots 2 through 4, inclusive and 20 through 26, inclusive in TRACT 1506, THE TIMBERS, PHASE 1, according to the official plat thereof on file in the office of the County Clerk, 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: **2009-2010 Real Property Taxes, a lien now due and payable.**

The true and actual consideration for this conveyance is **1.00**.

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 2nd day of November, 2009

ABI Destination Homes, LLC, an Oregon limited liability company

BY: Tim M. Amuchastegui
Tim Amuchastegui, Member

BY: Cecelia M. Amuchastegui
Cecelia M. Amuchastegui, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 2, 2009 by Tim Amuchastegui and Cecelia M. Amuchastegui, Members for ABI Destination Homes, LLC, an Oregon limited liability company.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

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