

NOT 1396-9804

2009-016323

Klamath County, Oregon

THIS SPACE RE

After recording return to:

Resort Resources, Inc.

P.O. Box 1466

Bend, OR 97709



00077427200900163230020029

12/31/2009 02:28:47 PM

Fee: \$42.00

Until a change is requested all
tax statements shall be sent to
The following address:
RidgeWater Community Association
P.O Box 1215
Redmond, OR 97756

STATUTORY WARRANTY DEED

RUNNING Y RESORT, INC., an Oregon corporation, doing business as RIDGEWATER PROPERTIES, Grantor, conveys and warrants to RIDGEWATER COMMUNITY ASSOCIATION, an Oregon nonprofit corporation, Grantee, the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

See attached "Exhibit A"

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 Covenants, Conditions, Restrictions, and Easements for RidgeWater recorded September 11, 2006 as supplemented and amended, 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 \$ 10.-

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 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.

"GRANTOR"

Running Y Resort, Inc., an Oregon corporation,
Doing business as RIDGEWATER PROPERTIES

BY:

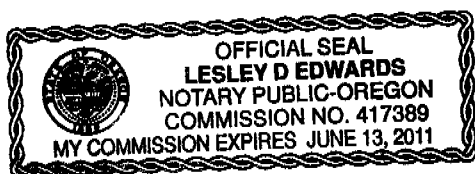
Jerol E. Andres
Its Authorized Agent

STATE OF OREGON

COUNTY OF DESCHUTES

The foregoing instrument was acknowledged before me this 30th day of December, 2009, by Jerol E. Andres, the President of Running Y Resort, Inc., an Oregon corporation, doing business as RIDGEWATER PROPERTIES.

WITNESS my hand and official seal



Lesley D. Edwards
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/13/2011

\$29.00

EXHIBIT A

Common Area	Common Area lots "A" through "T" of 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
Common Area (Road)	RidgeWater Boulevard, Red Willow Drive, Paper Birch Way, Wheeping Birch Court, Oregon Ash Circle, Saddle Butte Drive, Abbott Mountain Way, Olson Mountain Court, Olson Mountain Way, Bailey Mountain Drive, Rustler Peak Way, Beattys Butte Drive, of 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
Common Area	Common Area Lots "H" through "K" of Tract 1496, RidgeWater Subdivision Phase 1, 1st addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon
Common Area (Road)	Red Willow Drive, Paper Birch Way, Engleman Spruce Way, Water Birch Court, Vine Maple Drive, Orange Blossom Drive, Noble Fir Court, Larch Lane, Abbott Mountain Way, Beattys Butte Drive, Bryant Butte Loop, Hillman Peak Loop, River Oak Lane, of Tract 1496, RidgeWater Subdivision Phase 1, 1st addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon
Common Area	"Common Area B", Common Area C", "Common Area D", "Common Area E", "Common Area F", "Common Area G" of Tract 1506, The Timbers, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Common Area (Road)	Timber Ridge Loop, Timber Mountain Lane, of Tract 1506, The Timbers, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Common Area	Common Area Lot "A" and Common Area Lot "B" as shown on the plat of Tract 1507 being a replat of Lots 109-114, 124-136, 142, 193-8, Common Area A and Common Area D of Tract 1496, RidgeWater Subdivision Phase 1, 1st Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Common Area (Road)	Water Birch Court, as shown on the plat of Tract 1507 being a replat of Lots 109-114, 124-136, 142, 193-8, Common Area A and Common Area D of Tract 1496, RidgeWater Subdivision Phase 1, 1st Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon