



2010-001180  
Klamath County, Oregon

THIS SPAC



01/28/2010 11:17:20 AM

Fee: \$42.00

After recording return to:  
Running Y Resort Inc., an Oregon corporation  
6200 Hwy 140 W  
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  
401 Harbor Isles  
Klamath Falls, OR 97601

Escrow No. MT86835-KR  
Title No. 0086835  
SWD-EM

### STATUTORY WARRANTY DEED

**Sun Forest Construction, LTD, an Oregon corporation**, Grantor(s) hereby convey and warrant to **Running Y Resort Inc., an Oregon corporation**, 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 1315 through 1330, TRACT 1466, RUNNING Y RESORT, PHASE 6, 4<sup>TH</sup> ADDITION, 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:

Running Y Ranch Homeowner's Association dues, now delinquent for the 3rd and 4th quarters of calendar year 2009, in the amount of \$31.00 per quarter per lot; and Running Y Ranch Homeowner's Association dues, now due and payable for the 1st quarter of calendar year 2010, amount unknown. The above described Grantee hereby agrees to assume and pay in full said Running Y Ranch Homeowner's Association dues described above.

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.

42amt

Dated this 14<sup>th</sup> day of January, 2010.

Sun Forest Construction, LTD, an Oregon corporation

BY:

Philip G. Henderson  
Philip G. Henderson, President

State of Oregon

County of Deschutes

This instrument was acknowledged before me on January 14, 2010 by Philip G. Henderson, President for Sun Forest Construction, LTD, an Oregon corporation.



Rachel Matthews  
(Notary Public for Oregon)

My commission expires July 29, 2010