



2011-001841

Klamath County, Oregon



00096981201100018410030038

THIS SPACE

02/16/2011 11:40:56 AM

Fee: \$47.00

After recording return to:

TERESA A. PIMENTEL

10203 MERLIN WAY

KLAMATH FALLS, OR 97601

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

TERESA A. PIMENTEL

10203 MERLIN WAY

KLAMATH FALLS, OR 97601

Escrow No. MT89516-KR

Title No. 0089516

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**RUNNING Y DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY,**  
Grantor(s) hereby convey and warrant to **TERESA A. PIMENTEL and TIMOTHY C. PIMENTEL, as**  
**tenants by the entirety,** 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:

Lot 694, **RUNNING Y RESORT, PHASE 8,** 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:

The true and actual consideration for this conveyance is **\$22,500.00.**

471211

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10<sup>th</sup> day of February, 2011.

RUNNING Y DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] MEMBER Derek Smith, Senior Vice President

BY: [Signature] MEMBER Jason Keller, Vice President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by RUNNING Y DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

Please see attached California Notary Acknowledgment.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On February 10, 2011 before me, Consuelo Elisa Santiago, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Derek Smith and Jason Keller  
Name(s) of Signer(s)

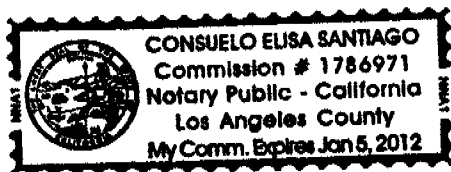
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Consuelo Elisa Santiago  
Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: February 10, 2011 Number of Pages: 3

Signer(s) Other Than Named Above: n/a

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Derek Smith

- ☐ Individual  
☒ Corporate Officer — Title(s): Sr. Vice President  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:  
Running Y Development, LLC

Signer's Name: Jason Keller

- ☐ Individual  
☒ Corporate Officer — Title(s): Vice President  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:  
Running Y Development, LLC