



03/07/2014 08:51:03 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

Dean D. Winkler and Diane Rittmeister (formerly Diane L. Winkler), holding said property as Tenants by Entirety, Grantor, conveys and warrants to Diane Rittmeister, as her sole and separate property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1218 of Running Y Resort Tract 1429, Phase 13, recorded on November 23, 2004 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
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, right-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 2 of the Meadows to The Running Y Ranch Resort recorded July 13, 2005, 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 laid out in the Grantor's/Grantee's Divorce Judgment entered in the State of California, County of Lassen, on August 21, 2013.

THIS INSTRUMENT WILL 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 APPROVED USE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

"GRANTOR"

Dean D. Winkler
Dean D. Winkler

"GRANTOR"

NIA
Diane Rittmeister

Not present during
notarization

STATE OF OREGON)

COUNTY OF KLAMATH)

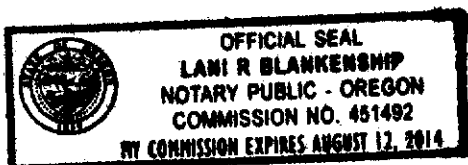
)ss.

The foregoing instrument was acknowledged before me this 26th day of January, ~~2013~~ 2014

By Dean D. Winkler

WITNESS my hand and official seal

Lani R. Blankenship
NOTARY PUBLIC FOR OREGON



STATUTORY WARRANTY DEED

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"GRANTOR"

Dean D. Winkler

"GRANTOR"



Diane Rittmeister

STATE OF OREGON)

COUNTY OF KLAMATH)

)ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2013.

By _____

WITNESS my hand and official seal

NOTARY PUBLIC FOR OREGON

ACKNOWLEDGMENT

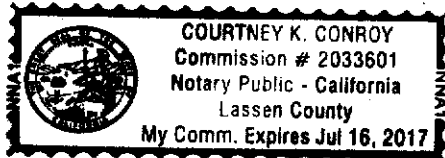
State of California)
County of Lassen) ss.

On 02/03/14 before me, Courtney K. Conroy, Notary Public, personally appeared DIANE RITTMEISTER, 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.

Seal:



[Signature]
Notary Public

WARRANTY DEED

Dean D. Winkler
P.O. Box 270622
Susanville, CA 96127
Grantor

Diane Rittmeister
719-775 Alexander Lane
Standish, CA 96128
Grantor

Diane Rittmeister
719-775 Alexander Lane
Standish, CA 96128
Grantee

AFTER RECORDING RETURN TO
Diane Rittmeister
c/o Law Office of Brent P. Collinson
9709 Highway 267, Suite A
Truckee, CA 96161

STATE OF OREGON

SS.

County of Klamath
Filed for record at request of

on this ____ day of ____ A.D.

Vol. ____ of ____ Page ____
Linda Smith, County Clerk

By ____
Deputy

Fee.

Until a change is requested, all tax statements shall be sent to the following address:
Diane Rittmeister
719-775 Alexander Lane
Standish, CA 96128