

98423AM

Return To:



2017-006023

Klamath County, Oregon

06/02/2017 01:39:00 PM

Fee: \$67.00

After recording return to:

Oregon Water Utilities, Inc., an Oregon
corporation
1325 N. Grand Avenue, Suite 100
Covina, CA 91724

**Until a change is requested, all tax statements
shall be sent to:**

Oregon Water Utilities, Inc., an Oregon
corporation
1325 N. Grand Avenue, Suite 100
Covina, CA 91724

This space reserved for recorder's use.

STATUTORY SPECIAL WARRANTY DEED

RUNNING Y ENVIRONMENTAL, LLC, a Delaware limited liability company ("Grantor"), conveys and specially warrants to OREGON WATER UTILITIES, INC., an Oregon corporation ("Grantee"), the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

The true consideration for this conveyance in terms of dollars is \$100 and other good and valuable consideration.

(This area intentionally left blank.)

Signature(s) to follow on next page.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 5/31, 2017
RUNNING Y ENVIRONMENTAL, LLC

By: 
Name: Simon Hallgarten
Its: Authorized Signatory

STATE OF Connecticut)
) ss.
COUNTY OF Saratoga)

The foregoing instrument was acknowledged before me this 31 day of May, 2017, by
Simon Hallgarten, as Authorized Signatory of Running Y Environmental, LLC

Notary Public for 
My commission expires: _____

Catherine Smoriglio
Notary Public - Connecticut
My commission expires 11/30, 2020

EXHIBIT A
Legal Description

PARCEL 16:

LOT 850, TRACT 1409, RUNNING Y RESORT, PHASE 11, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

PARCEL 20:

LOT 67 OF TRACT 1468, ASPEN RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXHIBIT B
Permitted Encumbrances

111. Taxes assessed under Code No. 183 Account No. R894441 Map No. R-3808-009BD-00200-000
The 2016-2017 Taxes: \$406.96
Balance Due: \$208.91, plus interest, unpaid.
114. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
115. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
116. Special Assessment disclosed by the Klamath tax rolls:
For: Running Y Utility Co.
117. Special Assessment disclosed by the Klamath tax rolls:
For: Wocus Drainage District
118. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
119. The provisions contained in Deed,
Recorded: August 30, 1917,
Volume: 47, page 264.
As follows: See deed for particulars.
120. The provisions contained in document,
Recorded: May 1, 1923,
Volume: 61, page 116.
As follows: See document for particulars.
121. The provisions contained in Water Right Agreement,
Recorded: August 13, 1924,
Volume: 64, page 376.
As follows: See agreement for particulars.
122. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: October 4, 1924
Volume: 64, page 489
123. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: February 18, 1926
Volume: 69, page 298

124. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: February 18, 1926
Volume: 69, page 299
125. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: February 28, 1929
Volume: 85, page 412
126. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: May 1, 1923
Instrument No.: Volume 61, page 116, Deed Records
And Recorded: April 5, 1932
Volume: 97, page 211, 213, 215, 217, 219, 221, 223, 225, and 227
127. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: December 26, 1939
Volume: 126, page 192
128. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Wocus Drainage District, a municipal corporation
Recorded: September 7, 1954
Volume: 269, page 163
129. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: September 30, 1960
Volume: 324, page 373, 379, and 382
130. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: August 31, 1943
Volume: 158, page 183
Modified by Agreement;
Recorded: August 6, 1948
Volume: 223, page 400
131. The provisions contained in Deed,
Recorded: July 18, 1966,
Volume: M66, page 7241.
As follows: See deed for particulars.

- 132. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Esther Cecilia Hunt
Recorded: June 12, 1972
Instrument No.: M72, page 6270, and M72, page 6274
- 134. Covenants, conditions, restrictions and easements as shown on recorded plat of Running Y Resort Phase 11.
- 135. Access easements as shown on the official plats of said land.
- 136. Utility and drainage easement as shown on the official plats of said land.
- 137. Restrictions as shown on the official plat of Tract 1468 Aspen Run.
- 141. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Running Y Water, LLC., a Delaware limited liability company; Running Y Environmental, LLC., a Delaware limited liability company
Recorded: April 12, 2016
Instrument No.: 2016-003730
- 142. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: September 9, 1925
Volume: 68, page 280
- 143. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, its successors and assigns
Recorded: April 1, 1998
Volume: M98, page 10632
- 145. Restrictions as shown on the official plat of said land.
- 146. Public Utility easement as shown on the official plat of said land.