

2017-012773

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Running Y Ranch Development, LLC 5500 Running Y Road Klamath Falls, OR 97601
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11/06/2017 01:58:45 PM

Fee: \$57.00

Grantor

CLV Properties, LLC  
5500 Running Y Road  
Klamath Falls, OR 97601

Grantee

Running Y Ranch Development, LLC  
5500 Running Y Road  
Klamath Falls, OR 97601

**- STATUTORY WARRANTY DEED -**

CLV Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Running Y Ranch Development, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record; taxes and assessments.

The true and actual consideration for this transfer is capital contribution.

**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 this 31<sup>st</sup> day of October, 2017.

CLV PROPERTIES, LLC

By

  
William D. Lynch, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

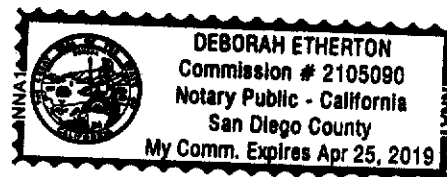
STATE OF CALIFORNIA )  
 ) ss.  
County of San Diego )

On October 31<sup>st</sup>, 2017 before me, Deborah Etherton, Notary Public, personally appeared William D. Lynch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person 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)

  
Notary Public



## **Exhibit A**

### **PARCEL 1: (FUTURE DEVELOPMENT)**

PARCEL 3 OF LAND PARTITION 47-01, LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

### **PARCEL 2: (RUNNING Y RANCH - HWY 140 AND LAKESHORE DR)**

PARCEL 3 OF LAND PARTITION 04-11, BEING A RE-PLAT OF PARCEL 1 OF LP 69-06, SITUATED IN THE SE 1/4 OF SECTION 9, THE EAST 1/2 OF SECTION 16, THE NW 1/4 AND SOUTH 1/2 OF SECTION 15, AND THE NORTH 1/2 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

### **PARCEL 3: (WORLDMARK LOOP)**

LOT 90, RUNNING Y RESORT, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

### **PARCEL 4: (FUTURE DEVELOPMENT)**

LOT 84, RUNNING Y RESORT, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

### **PARCEL 5: (ASPEN RUN)**

LOTS 14,15,16,17,18, AND TRACT 1468, ASPEN RUN, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

### **PARCEL 6: (ASPEN RUN, LAND PARTITION 24-13)**

PARCEL 1 OF LAND PARTITION 24-13, BEING A RE-PLAT OF A PORTION OF TRACT 1468, ASPEN RUN, PHASE 1, INCLUDING LOTS 1-5, 20-65 AND COMMON AREAS "A", "B", "C" AND "E" LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

### **PARCEL 7: (EAGLES LANDING)**

LOTS 1300, 1301,1302,1303,1304 AND 1305, TRACT 1444, RUNNING Y RESORT, PHASE 4,4TH ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

### **PARCEL 8: (PELICAN SPRINGS – 3RD ADDITION)**

LOT 1266, TRACT 1446, RUNNING Y RESORT, PHASE 6, 3RD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

### **PARCEL 9: (PELICAN SPRINGS – 4TH ADDITION)**

LOTS 1315,1316,1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, AND 1330, TRACT 1466, RUNNING Y RESORT, PHASE 6,4TH ADDITION, ACCORDING TO THE OFFICIAL

PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 10: (PHASE 5)**

LOT 588, TRACT 1338, RUNNING Y RESORT, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 11: (PHASE 8)**

LOTS 695, 696, 697, 698, 699, AND 700, TRACT 1375, RUNNING Y RESORT, PHASE 8, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 12: (PHASE 11)**

LOTS 872 AND 873, TRACT 1415, RUNNING Y RESORT, PHASE 11, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 13: (PHASE 12)**

LOT 971, TRACT 1423, RUNNING Y RESORT, PHASE 12, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 14: (PHASE 12, 1ST ADDITION)**

LOT 1044, TRACT 1426, RUNNING Y RESORT, PHASE 12, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 15: (PHASE 13)**

LOTS 1111, 1112, 1113, 1114, 1132, 1145, 1165, 1166, 1167, 1169, 1170, 1171, 1199, 1200, 1202, 1205, 1206, 1215, 1216, 1217, 1219, 1220, 1221, AND 1222, TRACT 1429, RUNNING Y RESORT, PHASE 13, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 16: (RANCHVIEW)**

LOT 1100, TRACT 1422, RANCHVIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.