

After recording return to:
RUNNING Y RANCH RESORT OWNERS ASSOCIATION.
PO BOX 2277
BEND, OR 97709

Until a change is requested all tax statements shall be sent
to the following address:
RUNNING Y RANCH RESORT OWNERS ASSOCIATION.
PO BOX 2277
BEND, OR 97709

2018-003620
Klamath County, Oregon



03/26/2018 12:13:34 PM

Fee: \$57.00

STATUTORY
BARGAIN AND SALE DEED

CLV PROPERTIES LLC, a Oregon limited liability company, Grantor, for the consideration hereinafter
stated, does hereby grant, bargain, sell and convey unto

RUNNING Y RANCH RESORT OWNERS ASSOCIATION, Grantee, the following described real property
situated in **Klamath** County, Oregon, to-wit:

As described in Exhibit "A" and shown in Exhibit "B", attached.

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.

The true consideration for this conveyance is \$ -0- Here comply with the requirements of ORS 93.030).

Dated: FEBRUARY 15, 2018.

State of _____

County of _____

This instrument was acknowledged before me on the _____ day of _____, 2018

Personally appeared _____,

Notary Public for _____

My commission expires _____

CALIFORNIA
Acknowledgment
ATTACHED

EXHIBIT "A"

A Parcel of land being a portion of Parcel 1 of Land Partition 60-94, situated in the SW1/4 of Section 9, Township 38 South, Range 8 east of the Willamette Meridian, being more particularly described as follows:

Commencing at the intersection of the northerly line of Parcel 1 of Land Partition 33-07 with the southerly right-of-way line of Coopers Hawk Road as shown of Tract 1319, Running Y Resort, Phase 1; both duly recorded documents on file at the Klamath County Clerk's Office; said point being marked with a 5/8" rebar with a yellow plastic cap stamped "W&H Pacific"; thence, along said southerly right-of-way line of Coopers Hawk Drive, South 76°18'52" East, 155.55 feet to a point of curvature and the TRUE POINT OF BEGINNING, said point being marked with a 5/8" rebar with a yellow plastic cap marked "Rhine-Cross Group LLC"; thence, continuing along said southerly right-of-way line, along the arc of a 160.00 foot radius curve to the left, through a central angle of 157°56'25" (the long chord of which bears North 24°42'56" East, 314.09 feet) an arc distance of 441.05 feet to a point of tangency, said point being marked with a 5/8" rebar with a yellow plastic cap stamped "W&H Pacific"; thence, leaving said southerly right-of-way line, South 54°55'17" East, 51.30 feet to a point of curvature, said point being marked with a 5/8" rebar with a yellow plastic cap marked "Rhine-Cross Group LLC"; thence along the arc of a 150.00 foot radius curve to the right, through a central angle of 157°56'25" (the chord of which bears South 24°42'56" East, 294.46 feet) an arc distance of 413.49 feet to the true point of beginning.

Containing 0.27 acres, more or less.

ACKNOWLEDGMENT

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
County of San Diego

On February 15, 2018 before me, Deborah Etherton, Notary Public,
(insert name and title of the officer)

personally appeared William D. Lynch
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 Deborah Etherton (Seal)

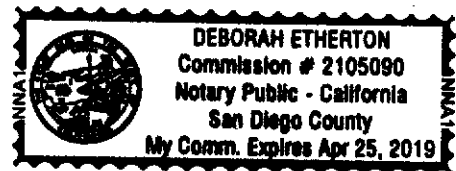


EXHIBIT "B"



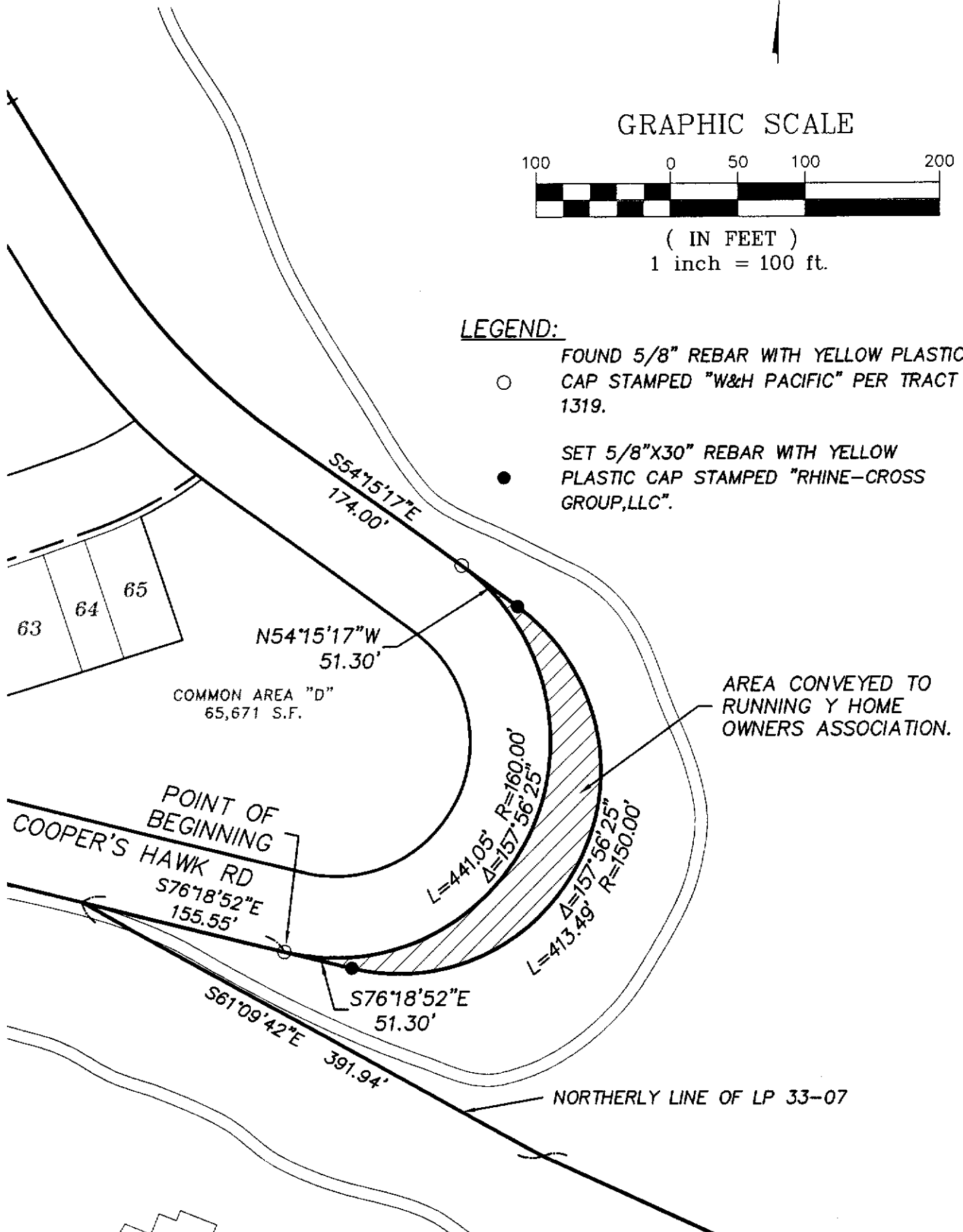
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND:

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC" PER TRACT 1319.
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "RHINE-CROSS GROUP, LLC".



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Keith R. Rhine

OREGON
JULY 11, 2000
KEITH R. RHINE
58985

RENEWAL DATE: 12-31-18

R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC

ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405

Fax: (541) 273-9200

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