

2021-010876**Klamath County, Oregon**

07/13/2021 03:30:11 PM

Fee: \$92.00

Grantor
Land Fast Offers, LLC 500 Westover Drive, Suite 18944 Sanford, NC 27330
Grantee
Runing Y Ranch Developement, LLC 5500 Running Y Road Klamath Falls, OR 97601
After recording return to
Runing Y Ranch Developement, LLC 5500 Running Y Road Klamath Falls, OR 97601
Until requested, all tax statements shall be sent to
Runing Y Ranch Developement, LLC 5500 Running Y Road Klamath Falls, OR 97601 Tax Acct No(s): 881314

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Land Fast Offers, LLC, Grantor(s) convey and warrant to Running Y Ranch Developement, LLC, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances of record.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 7/12/2021 day of July, 2021

Land Fast Offers, LLC

Timothy Ebie

Timothy Ebie, Managing Member

^{Texas}
STATE OF ~~OREGON~~ TX
COUNTY OF Bexar

This instrument was acknowledged before me this 12th day of July, 2021 by Timothy Ebie, as Managing Member, of Land Fast Offers, LLC, on behalf of the company.

Stephen Miller Jr.
Notary Public for ~~Oregon~~ TX
My Commission Expires: 11/10/2024
Stephen Miller Jr
Notarized online using audio-video communication

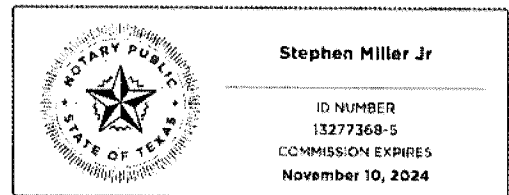


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 45, Running Y Resort, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.