

AmenTitle 509 717 0110

After recording return to:

Paul Ingledew  
P.O. Box 1565  
Medford, OR 97501

2021-018525  
Klamath County, Oregon  
12/14/2021 03:56:01 PM  
Fee: \$87.00

Until a change is requested all tax statements shall be sent to the following address:

Paul Ingledew  
P.O. Box 1565  
Medford, OR 97501

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### STATUTORY WARRANTY DEED

Kenneth W. Pond and Diane K. Pond, Trustees of the Kenneth and Diane Pond Family Trust, U.T.D. March 21, 1999, GRANTORS, hereby convey and warrant to:

Paul T. Ingledew and Debra J. Ingledew, as Tenants by the Entirety, as to a 50% interest and Bryan W. Boutwell and Erika M. Boutwell, as Tenants by the Entirety, as to a 50% interest, GRANTEES, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 241, RUNNINGY RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$10.00 and other good and valuable consideration. The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below:

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, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements, including amendments if any, for The Running Y Resort recorded August 2, 1996 and the Declaration Annexing Phase 3 of Ridge View Homesites to Running Y Ranch Resort, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

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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 THE 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 10 day of December, 2021.

The Kenneth and Diane Pond Family Trust, U.T.D. March 21, 1999

[Signature], Trustee  
Diane K. Pond, Trustee

State of Oregon} ss.  
County of Jackson}

On this 10 day of December, 2021, before me Melanie V. Smith  
a Notary Public in and for said state, personally appeared Kenneth W. Pond & Diane K. Pond  
known or identified to me to be the person whose name is subscribed to the foregoing  
instrument as trustee of the Kenneth and Diane Pond Family Trust, U.T.D. March 21, 1999, and  
acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written.

[Signature]

Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: 12/9/2023

