



2022-001556

Klamath County, Oregon

02/07/2022 01:38:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Running Y Ranch Development, LLC., an Oregon  
Limited Liability Company  
5500 Running Y Road  
Klamath Falls, OR 97601

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

Running Y Ranch Development, LLC., an Oregon  
Limited Liability Company  
5500 Running Y Road  
Klamath Falls, OR 97601

File No. 520665AM

### STATUTORY WARRANTY DEED

**Charles Andrews and Mary Ann Andrews, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Running Y Ranch Development, LLC, an Oregon Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Lot 911 of 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.**

The true and actual consideration for this conveyance is \$25,000.00.

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, if any:

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 3 day of FEB, 2022

Charles Andrews  
Charles Andrews

Mary Ann Andrews  
Mary Ann Andrews

State of OREGON } ss  
County of CLATSOP

On this 3 day of January, 2022, before me, CYNTHIA LYNN KERR-SIZER, a Notary Public in and for said state, personally appeared Charles Andrews and Mary Ann Andrews, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cynthia Lynn Kerr-Sizer  
Notary Public for the State of OR  
Residing at: Oregon  
Commission Expires: 3/12/2022

