



2022-002060
Klamath County, Oregon
02/17/2022 08:24:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Running Y Ranch Development LLC., an Oregon
Limited Liability

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

5500 Running Y Road

Klamath Falls, OR 97601

File No. 522642AM

STATUTORY WARRANTY DEED

RNJ Holdings, LLC, a California Limited Liability Company,

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 996, Running Y Resort, Phase 12, Tract 1423, according to the official plat thereof on file in the office of the County Clerk, 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 11th day of February, 2022

RNJ Holdings, LLC

By: [Signature]
Jennifer Nitzkowski, Member

State of California } ss.
County of Yolo }

On this 11th day of February, 2022, before me, NOEL ROBERTS, a Notary Public in and for said state, personally appeared Jennifer Nitkowski known or identified to me to be the partner(s) of the RNJ Holdings, LLC, a California Limited Liability Company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

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

Noel Roberts
Notary Public for the State of California
Residing at: Davis CA
Commission Expires: 10-2-22

