



00295744202200021320010010

02/18/2022 10:45:26 AM

Fee: \$82.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
MAIL TAX STATEMENTS TO: JJB Partners, LLC PO Box 2207 Rancho Santa Fe, CA 92067

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

Grantee:
JJB Partners, LLC
An Oregon Limited Liability Company
PO Box 2207
Rancho Santa Fe, CA 92067

- WARRANTY DEED -

Running Y Ranch Development, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to JJB Partners, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

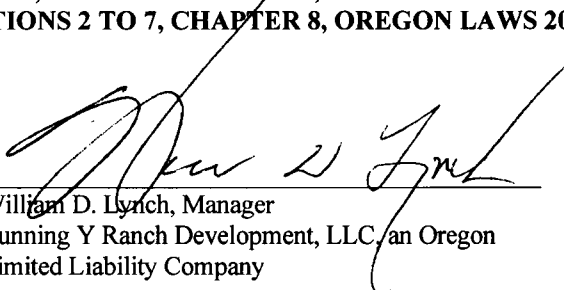
LOT 1170, TRACT 1429, RUNNING Y RANCH RESORT, PHASE 13, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record; taxes and assessments.

The true and actual consideration for this transfer is \$40,000.

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.

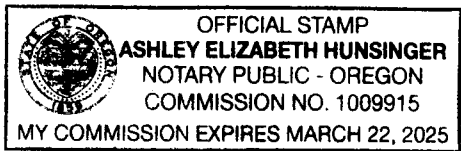
Dated this 18 day of February, 2022.

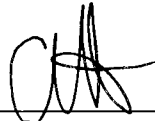


William D. Lynch, Manager
Running Y Ranch Development, LLC, an Oregon
Limited Liability Company

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on February 18, 2022, by William D. Lynch as Manager of Running Y Ranch Development, LLC, an Oregon Limited Liability Company.





Notary Public for Oregon
My Commission expires: 3/22/25