



2022-007991

Klamath County, Oregon

06/29/2022 01:36:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Running Y Ranch Development, LLC, an Oregon  
Limited Liability

P.O Box 2207

Rancho Santa Fe, CA 92067

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

Running Y Ranch Development, LLC, an Oregon  
Limited Liability

P.O Box 2207

Rancho Santa Fe, CA 92067

File No. 544737AM

### STATUTORY WARRANTY DEED

4711 Redtail, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

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

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:

**Lots 1285, 1286 and 1287, Tract 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of  
Tract 1340, Running Y Resort Phase 7, 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 \$15,000.00.

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:

Return to:  
**AmeriTitle**

BEFORE SIGNING OR ACCEPTING THE 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 28 day of June, 2022

4711 Redtail, LLC.

By: [Signature]  
Kelly Foss Stewart, Manager

State of Oregon } ss.  
County of Deschutes

On this 28 day of June, 2022, before me, Braeden Cornelius, a Notary Public in and for said state, personally appeared Kelly Foss Stewart known or identified to me to be the partner(s) of the 4711 Redtail, LLC, an Oregon 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Redmond, Oregon  
Commission Expires: July 21, 2025

