



**2023-003833**  
**Klamath County, Oregon**  
05/19/2023 11:46:02 AM  
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brandon Adams Savage  
5053 SE Ramona St.  
Portland, OR 97206

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

Brandon Adams Savage  
5053 SE Ramona St.  
Portland, OR 97206  
File No. 585833AM

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**STATUTORY WARRANTY DEED**

**James N. Gravley and Jacquelin C. Gravley, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Brandon Adams Savage,**

Grantee(s) in accordance with O.R.S. 93.850, the following described real property in the County of Klamath and State of Oregon free of liens and encumbrances except as specifically set forth herein:

**Lot 1247, Tract 1446, RUNNING Y RESORT, PHASE 6, 3RD 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 \$417,500.00.

The above-described property is free of liens and encumbrances except those items of record listed on Exhibit "A" attached hereto which appear in the public record.

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 16 day of May, 2023

James N. Gravley

Jacquelin C. Gravley

State of Oregon } ss  
County of Klamath }

On this 16 day of May, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared James N. Gravley and Jacquelin C. Gravley, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

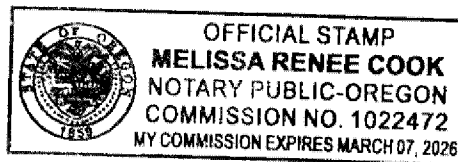


Exhibit "A"

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
2. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol
3. The property lies within and is subject to the levies and assessments of the Running Y Utility Company.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: August 30, 1917  
Instrument No.: Volume 47, page 264, Deed Records
5. Agreement, including the terms and provisions thereof,  
Recorded: October 4, 1924  
Instrument No.: Volume 64, page 489, Deed Records
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The California Oregon Power Company  
Recorded: February 18, 1926  
Instrument No.: Volume 69, page 299, Deed Records
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The California Oregon Power Company  
Recorded: May 1, 1923  
Instrument No.: Volume 61, page 116  
And  
Recorded: April 5, 1932  
Instrument No.: Volume 97, page 211, 213, 215, 217, 219, 221, 223, 225 and 227
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The California Oregon Power Company  
Recorded: December 26, 1939  
Instrument No.: Volume 126, page 192, Deed Records
9. The California Oregon Power Company, including the terms and provisions thereof,  
Recorded: April 1, 1940  
Instrument No.: Volume 128, page 207, Deed Record
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: August 31, 1943  
Instrument No.: Volume 158, page 183, Deed Records  
And;  
Recorded: August 6, 1948  
Instrument No.: Volume 223, page 400, Deed Records

11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Wocus Drainage District  
Recorded: September 7, 1954  
Instrument No.: Volume 269 page 163 Deed Records
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The California Oregon Power Co.  
Recorded: May 28, 1956  
Instrument No.: Volume 283, page 411, Deed Records
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: September 30, 1960  
Instrument No.: Volume 324, page 373, 379 and 382, Deed Records
14. The provisions contained in deed,  
Recorded: July 18, 1966,  
Instrument No.: M66, page 7241.  
As follows: see deed for particulars.
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: June 12, 1972  
Instrument No.: M72, page 6270  
Instrument No.: M72, Page 6274
16. Letter dealing with water contracts, including the terms and provisions thereof,  
Recorded: December 2, 1980  
Instrument No.: M80, page 23384
17. Restrictions as shown on the official plat of said land.
18. Access easements as shown on the official plat of said land.
19. Golf easement as shown on the official plat of said land.
20. Utility and drainage easement as shown on the official plat of said land.
21. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: August 2, 1996  
Instrument No.: M96, page 23548  
  
Amended by instrument,  
Recorded: May 26, 2005  
Instrument No.: Volume M05, Page 38874

Amended by instrument,  
Recorded: June 20, 2018  
Instrument No.: 2018-007433

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Running Y Ranch Homeowner's Association.

22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Running Y Water, LLC and Running Y Environmental, LLC  
Recorded: April 12, 2016  
Instrument No.: 2016-003730
23. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,  
Recorded: June 20, 2018  
Instrument No.: 2018-007433
24. Declaration of Nondiscrimination for Running Y Ranch Resort Owners Association, including the terms and provisions thereof,  
Recorded: December 30, 2022  
Instrument No.: 2022-014674