

57694

MTC 42-27-111
STATUTORY WARRANTY DEED

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THE PENNBROOK COMPANY, an Oregon Corporation, Grantor, conveys and warrants to WANDA J. VAN GULIK AND JOE L. VAN GULIK as Grantee, the following described real property, free of encumbrances except as specifically set forth herein: /HUSBAND AND WIFE/

Lot 304 of Running Y Resort, Phase 4, recorded September 24, 1997 in Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions restrictions, reservations exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch recorded August 2, 1996, and the Declaration Annexing Phase 4 of Eagles Landing to The Running Y Ranch Resort recorded October 17, 1997, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is PURSUANT TO AN IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/OR GRANTEE

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWS/SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

"GRANTOR" THE PENNBROOK COMPANY, an Oregon Corporation

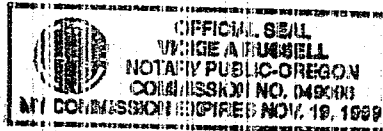
BY: [Signature]
Its Authorized Agent

STATE OF OREGON)
DESCUTES)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 30th day of April, 1998

by TIM VEZIE (Officer), the VICE PRESIDENT (Title) of THE PENNBROOK COMPANY, on behalf of the corporation.

WITNESS my hand and official seal



[Signature]
NOTARY PUBLIC FOR OREGON
VICKIE A. RUSSELL

WARRANTY DEED

The Pennbrook Company 869 NW Wall St., Suite 204 Bend, OR 97701	
Grantor	
Grantee	
AFTER RECORDING RETURN TO WANDA J. VAN GULIK 35 OSWEGO SUMMIT LAKE OSWEGO, OR 97035	

SPACE RESERVED FOR RECORDERS USE

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:
Amerititle
on this 6th day of May
A.D. 1998 at 11:43 o'clock A.
M. And duly recorded in Vol. M98
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Beretha G. Letsch, County Clerk
By [Signature]
Deputy
Fee, \$30.00

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

GRANTEE

98 MAY 10 AM 10:43