

60677

MTG 44757-LW
 STATUTORY WARRANTY DEED

Vol. 198 Page 21902

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor, conveys and warrants to **PLEASE SEE ATTACHED EXHIBIT "A" as Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 305 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 Resort 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.

A11:47
 JUN 23 1998

The true consideration for this conveyance is \$ 174,474.74

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 LAWSUITS 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)
)
 DESCHUTES) 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
 C. EVERETT HUNTON
 28390 MILLIRON RD.
 JUNCTION CITY, OR 97448

AFTER RECORDING RETURN TO
 GRANTEE

SPACE RESERVED
 FOR
 RECORDERS USE

STATE OF OREGON, ss.
 County of Klamath
 Filed for record at request of:

on this _____ day of _____

A.D. _____ at _____ o'clock _____

M. And duly recorded in Vol. _____

of _____ Page _____

Barnetha G. Letsch, County Clerk

By _____ Deputy

Fee,

Until a change is requested, all tax statements shall be sent to the following address:
 28390 MILLIRON RD.
 JUNCTION CITY, OR 97448

EXHIBIT "A"

THOMAS E. HUNTON AND JANET HUNTON, HUSBAND AND WIFE, AS TO AN UNDIVIDED 25% INTEREST, RONALD L. HATHAWAY AND DEANNA C. HATHAWAY, HUSBAND AND WIFE, AS TO AN UNDIVIDED 25% INTEREST, CARL E. HUNTON, TRUSTEE OF THE RESTATED CARL E. HUNTON TRUST DATED AUGUST 28, 1997, AS AMENDED TO A UNDIVIDED 25% INTEREST AND ELLEN M. HUNTON, TRUSTEE OF THE ELLEN M. HUNTON TRUST DATED AUGUST 28, 1997, AS AMENDED TO A UNDIVIDED 25% INTEREST ALL AS TENANTS IN COMMON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of June A.D., 19 98 at 11:47 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 21902.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross