

65813

MTC 45518-LW
STATUTORY WARRANTY DEED

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'98 SEP -4 P3:17

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor, conveys and warrants to Phyllis A. Tabaka as Sole and Separate Property, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 294 of 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.

The true consideration for this conveyance is \$130,900.00.

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)

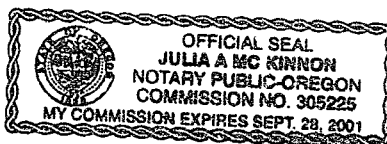
Deschutes) ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 29th day of July, 1998

by Donald N. Boush (Officer), the President (Title) of THE PENNBROOK COMPANY, on behalf of the corporation.

WITNESS my hand and official seal



[Signature]
NOTARY PUBLIC FOR OREGON

WARRANTY DEED

The Pennbrook Company
369 NW Wall St., Suite 204
Bend, OR 97701

Grantor

Phyllis A. Tabaka
P.O. Box 1155
Klamath Falls, OR 97601

Grantee

SPACE RESERVED
FOR
RECORDERS USE

AFTER RECORDING RETURN TO
Phyllis A. Tabaka
P.O. Box 1155
Klamath Falls, OR 97601

STATE OF OREGON

County of Klamath ss
Filed for record at request of:

AmeriTitle

on this 4th day of Sept
A.D. 1998 at 3:17 o'clock P
M. And duly recorded in Vol. M98
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Bernetha G. Letsch, County Clerk

By [Signature]
Deputy
Fee, \$30.00