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98 OCT 16 P3:15

MTC 46158-LW
STATUTORY WARRANTY DEEDVol. M98 Page 38057

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor, conveys and warrants to JAMES BENDER as Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 295 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.

The true consideration for this conveyance is \$ 132,200.00

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.

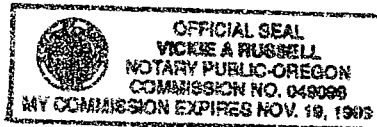
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 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 Mill St, Suite 204
Bend, OR 97701
Grantor
JAMES BENDER
10606 COMORANT COURT
KLAMATH FALLS, OR 97601
Grantee

GRANTEE

AFTER RECORDING RETURN TO
GRANTEE

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.

County of Klamath
Filed for record at request of:

Amerititle

on this 16th day of October

A.D. 1998 at 3:15 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

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

SAME AS ABOVE

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