

1999 OCT 13 AM 11:29

MTC 49287-LW
STATUTORY WARRANTY DEED

Vol M99 Page 40684

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor, conveys and warrants to BARRY A. GOSS AND CLAIRE M. GOSS as HUSBAND AND WIFE, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:
LOT 345 OF RUNNING Y RESORT, PHASE 4, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 2 of Eagles Landing to The Running Y Ranch Resort recorded 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 \$ 195,900.00

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

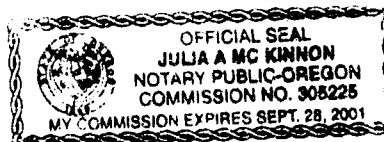
BY: 
Its Authorized Agent

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

The foregoing instrument was acknowledged before me this 12 day of August, 1999

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

WITNESS my hand and official seal




NOTARY PUBLIC FOR OREGON

WARRANTY DEED

The Pennbrook Company
869 NW Wall St, Suite 204
Bend, OR 97701
Grantor
BARRY GOSS
181 GABARDA WAY
PORTOLA VALLEY, CA 94028
Grantee
AFTER RECORDING RETURN TO
BARRY GOSS
181 GABARDA WAY
PORTOLA VALLEY, CA 94028

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 _____
Linda Smith, County Clerk
By _____ Deputy
Fee, _____

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

181 GABARDA WAY
PORTOLA VALLEY, CA 94028

State of Oregon, County of Klamath
Recorded 10/13/99, at 11:29 a.m.
In Vol. M99 Page 40684
Linda Smith,
County Clerk Fee \$ 30.00

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