



WTC-62377W

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JAMES M. ARMSTRONG
4485 LINDA WAY
PLEASANTON, CA 94566

State of Oregon, County of Klamath
 Recorded 05/12/2004 3:00 p m
 Vol M04 Pg 29137-38
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

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

JAMES M. ARMSTRONG
4485 LINDA WAY
PLEASANTON, CA 94566

Escrow No. MT62377-LW

SPECIAL WARRANTY DEED

DONALD N. BAUHOFFER, Grantor(s) hereby grant, bargain, sell, warrant and convey to PENNBROOK COMPANY, AN OREGON CORPORATION, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 1108, Tract 1427, a replat of Lots 318, 319, 320, 321, 323 and common area "A" of Tract 1363, REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-009DO-80022-000

Key No.: 884400

884400

3808-009DO-80022-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$-0-

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.


 DONALD N. BAUHOFFER

Dated this 20 day of May 2004.

2600 \$m

29138

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on May 7, 2004 by Donald N. Bauhofer

Laura L. Gordon
(Notary Public for Oregon)

My commission expires Sept. 23, 2006

