

04 MAY 12 PM 3:01



WTC-623774W

Vol M04 Page 29140

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 3:01 p m
Vol M04 Pg 29140
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to JAMES M. ARMSTRONG and LUCINDA ARMSTRONG, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$253,611.00.

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.

Dated this 7th day of May 2004.

THE PENNBROOK COMPANY
BY: [Signature]
President

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on May 7th 2004 by Donald N. Bauhofer
AS President OR THE PENNBROOK COMPANY.



[Signature]
(Notary Public for Oregon)

My commission expires Sept 23, 2006

2109