



NJC-63922 LW

Vol M04 Page 38849

State of Oregon, County of Klamath  
 Recorded 06/16/2004 3:04 p m  
 Vol M04 Pg 38849 - 50  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:

THE PENNBROOK COMPANY  
250 NW FRANKLIN STE 204  
BEND, OR 97701

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

THE PENNBROOK COMPANY  
250 NW FRANKLIN STE 204  
BEND, OR 97701

Escrow No. MT63922-LW

**SPECIAL WARRANTY DEED**

**DONALD N. BAUHOFFER**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **THE 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 1109, 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.**

Tax Account No.: 3808-009D0-80023-000

Key No.: 884401

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 **\$0.00**

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 17th day of June, 2004

DONALD N. BAUHOFFER

2600 am

This instrument was acknowledged before me on June 7, 2004 by DONALD N. BAUHOFFER

Laura L Gordon  
(Notary Public for Oregon)



My commission expires Sept 23, 2008

Unofficial  
Copy