

04 JUN 16 PM 3:04

NJC-43922W

Vol M04 Page 38851

State of Oregon, County of Klamath
Recorded 06/16/2004 3:04 p m
Vol M04 Pg 38851-52
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon corporation, Grantor, conveys and warrants to Marvin W. Murphy and Caroline E. Murphy as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

~~The 322 of Running Y Resort Replat of Running Y Resort Phase 4, 1st Addition, recorded August 24, 1999 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~
SEE EXHIBIT "A"

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 3 of Eagles Landing to The Running Y Ranch Resort recorded September 13, 1999, 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 \$244,900.00.

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: [Signature]
Its Authorized Agent

STATE OF OREGON)

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 13 day of January 2004.

by Donald D. Baunhofer (Officer), the Authorized Agent (Title) of THE PENNBROOK COMPANY

WITNESS my hand and official seal

[Signature]
NOTARY PUBLIC FOR OREGON



WARRANTY DEED The Pennbrook Company 250 NW Franklin, Suite 204 Bend, OR 97701 Grantor Marvin W. Murphy Caroline E. Murphy 2332 Dent Court Reno, NV 89509 Grantee AFTER RECORDING RETURN TO Marvin W. Murphy Caroline E. Murphy 2332 Dent Court Reno, NV 89509
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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
For, _____

Until a change is requested, all tax statements shall be sent to the following address:
Marvin W. Murphy
Caroline E. Murphy
2332 Dent Court
Reno, NV 89509

2600

38852

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

Unofficial
Copy