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WTC-69161 LW

Vol M04 Page 52264

State of Oregon, County of Klamath
Recorded 08/09/04 3:26 p m
Vol M04 Pg 52264
Linda Smith, County Clerk
Fee \$ 2/60 # of Pgs 1

After recording return to:

HORACE P. LEDOUX
2608 SAN IGNACIO AVE.
MODESTO, CA 95354

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

HORACE P. LEDOUX
2608 SAN IGNACIO AVE.
MODESTO, CA 95354

Escrow No. MT65461-LW

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to **HORACE P. LEDOUX**, 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 1110, TRACT 1427, a replat of Lots 318, 319, 320, 321, 322, 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: 3808-009D0-80024-000

Key No: 884402

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 **\$246,064.00**.

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.

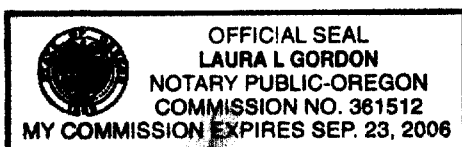
Dated this 26 day of August, 2004

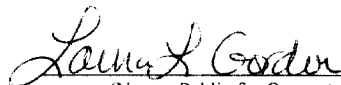
THE PENNBROOK COMPANY

BY: 
DONALD N. BAUHOFFER, PRESIDENT

State of Oregon
County of DECHUTES

This instrument was acknowledged before me on August 16th, 2004 by DONALD N. BAUHOFFER AS PRESIDENT OF THE PENNBROOK COMPANY.




(Notary Public for Oregon)

My commission expires Sept 23, 2006

2/00
lam