

04 NOV 23 PM 3:20



mtc-64880uv

Vol M04 Page 80814

State of Oregon, County of Klamath  
Recorded 11/23/04 3:20p m  
Vol M04 Pg 80814  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESEI

After recording return to:  
THE PENNBROOK COMPANY  
250 NW FRANKLIN AVE 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 AVE STE 204  
BEND, OR 97701

Escrow No. MT64880-LW

### SPECIAL WARRANTY DEED

**DONALD N. BAUHOFFER**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **THE PENNBROOK COMPANY**, 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 963, RUNNING Y RESORT, PHASE 4, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

**Tax Account No. : 3808-009D0-09600-000**

**Key No. : 889478**

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.

Dated this 18<sup>th</sup> day of November, 2004.

  
DONALD N. BAUHOFFER

State of Oregon  
County of DECHUTES

This instrument was acknowledged before me on November 16, 2004 by DONALD N. BAUHOFFER

  
(Notary Public for Oregon)



My commission expires Sept. 23, 2006

21.00  
am