AmeriTitle
Part Of The JELD-WEN Family

After recording return to:
EDWARD D. PHELPS
637 CONCERTO GLEN
ESCONDIDO, CA 92025

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

EDWARD D. PHELPS
637 CONCERTO GLEN
ESCONDIDO, CA 92025

Escrow No.   MT65638-LW

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to **EDWARD D. PHELPS and KATHRYN M. PHELPS, 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 311, 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: 3808-009D0-80012-000   **Key No:**   884390

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:
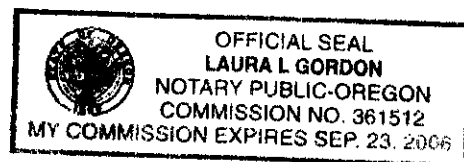
The true and actual consideration for this conveyance is **$247,177.00.**

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 ___January___, _2005_

THE PENNBROOK COMPANY

BY:

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on ___January 7___, 2005 by _David R Bernholts President_ THE PENNBROOK COMPANY.

_____
(Notary Public for Oregon)

My commission expires_Sept 23, 2006_