



MTC-60449 LW

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THIS SPACE RESERVED

State of Oregon, County of Klamath  
 Recorded 06/08/05 3:10 P m  
 Vol M05 Pg 42685  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

After recording return to:

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:

Pennbrook Company  
250 NW Franklin Ave Ste 204  
Bend, OR 97701

Escrow No. MT66449-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 327, 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: 3808-009D0-6600-000

Key No: 884406

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 7 day of June 2005.

Donald N. Bauhofer by Holly Polis attorney in fact  
 DONALD N. BAUHOFFER

State of Oregon  
 County of DESCHUTES

This instrument was acknowledged before me on June 7, 2005 by HOLLY POLIS AS ATTORNEY IN FACT FOR DONALD N. BAUHOFFER

Laura L. Gordon  
 (Notary Public for Oregon)

My commission expires Sept 23, 2006

2/10 AM