

05 JUN 20 AM 10:55

MTTC - 67038LW



Vol M05 Page 48617

State of Oregon, County of Klamath  
Recorded 06/28/05 10:55 a.m.  
Vol M05 Pg 48617

THIS SPACE RESERV

Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

JOANN CLIFTON

45989 VERBENA COURT

NESKOWIN, OR 97149

Until a change is requested all

tax statements shall be sent to

The following address:

JOANN CLIFTON

45989 VERBENA COURT

NESKOWIN, OR 97149

Escrow No.

MT67038-LW

### STATUTORY WARRANTY DEED

**THE PENNBROOK COMPANY, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **JOANN CLIFTON and KYRA V. EBERLE as tenants in common** 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 329, 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: 3808-009D0-06800-000

Key No: 884408

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 **\$270,462.00**.

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 10 day of June 2005.

THE PENNBROOK COMPANY

BY: [Signature]

State of Oregon  
County of DESCHUTES



This instrument was acknowledged before me on June 10, 2005 by Holly Polis AS Signer THE PENNBROOK COMPANY.

Laura L. Gordon  
(Notary Public for Oregon)

My commission expires Sept 23, 2006

2/00 am