



**M06-08347**

Klamath County, Oregon

04/28/2006 10:46:32 AM

Pages 1 Fee: \$21.00

After recording return to:

TERRY RASMUSSEN

138 LITTLE BUTTE DRIVE

EAGLE POINT, OR 97524

Until a change is requested all

tax statements shall be sent to

The following address:

TERRY RASMUSSEN

138 LITTLE BUTTE DRIVE

EAGLE POINT, OR 97524

Escrow No. MT70527-LW

Title No. 0070527

SWD

### STATUTORY WARRANTY DEED

**THE PENNBROOK COMPANY, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **TERRY RASMUSSEN and GINGER RASMUSSEN, 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 1270, Tract 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$319,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 20<sup>th</sup> day of April 2006.

[Signature] as President of the Pennbrook Company

State of Oregon

County of KLAMATH DESCHUTES

This instrument was acknowledged before me on April 20, 2006 by Donald W. Barchetta as President of the Pennbrook Company

Laurie Jo Kendall  
(Notary Public for Oregon)

My commission expires 3-17-2010



21.0