

M06-12298

Klamath County, Oregon

06/15/2006 03:00:59 PM

Pages 1 Fee: \$21.00

MTC 71295-LW

**STATUTORY WARRANTY DEED**

THE PENNBROOK COMPANY, an Oregon corporation, Grantor, conveys and warrants to Frank J. Cuttione and Marsha L. Cuttione as Tenants by Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 1297 of Tract 1443 A Replat of Lots 595 - 602, 604 - 605, Falcon Drive and Red Tail Drive of Tract 1340, Running Y Resort Phase 7, recorded June 22, 2005 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:  
Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 5 of Eagles Landing to The Running Y Ranch Resort recorded July 7, 2005, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is \$304,900.00: \$311,165.-

**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.**

"GRANTOR" THE PENNBROOK COMPANY, an Oregon corporation

BY: Holly Polis  
Its Authorized Agent

STATE OF OREGON )

COUNTY OF DESCHUTES ) ss.

The foregoing instrument was acknowledged before me this 14 day of June

by Holly Polis (Officer), the Secretary (Title) of THE PENNBROOK COMPANY

WITNESS my hand and official seal

Laurie Jo Kendall  
NOTARY PUBLIC FOR OREGON  
my commission expires 3-17-2010



WARRANTY DEED
The Pennbrook Company 250 NW Franklin, Suite 204 Bend, OR 97701 Grantor
Frank J. Cuttione Marsha L. Cuttione 450 W. 21st street Suite #1 Merced, CA 95340 Grantee
AFTER RECORDING RETURN TO Frank J. Cuttione Marsha L. Cuttione 450 W. 21st street Suite #1 Merced, CA 95340

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON, ss.  
County of Klamath  
Filed for record at request of:

on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. And duly recorded in  
Vol. \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

Linda Smith, County Clerk

By \_\_\_\_\_ Deputy  
Fee, \_\_\_\_\_

Until a change is requested, all tax statements shall be sent to the following address:  
Frank J. Cuttione  
Marsha L. Cuttione  
450 W. 21st street Suite #1  
Merced, CA 95340

21.00