

2006-017624

Klamath County, Oregon



08/31/2006 03:50:43 PM

Fee: \$31.00

mtc-76217W

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Patricia J. Carlson
600 Macadamia Lane
Placencia, CA 92870

1. Name(s) of the Transaction(s):
Warranty Deed

2. Direct Party (Grantor):
The Pennbrook Company

3. Indirect Party (Grantee):
Patricia J. Carlson

4. True and Actual Consideration Paid:
\$359,000.00

5. Legal Description:

Lot 1272 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, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PATRICIA J. CARLSON

600 Macadamia Lane
Placencia, CA 92870

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

PATRICIA J. CARLSON

600 Macadamia Lane
Placencia CA 92870

Escrow No. MT76217-LW
SWD-EM

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to **PATRICIA J. CARLSON**, 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:

Lots 1272 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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009DD-03000-000

Key No: 891621

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$359,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

AUG-30-2006 12:21

AMERITITLE KLAMATH FALLS

P.027

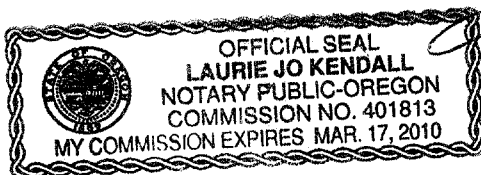
Statutory Warranty Deed

Pg 2 of 2

Dated this 30 day of August 2006.
Holly Polis AS Secretary OF THE PENNBROOK COMPANY

State of Oregon
County of Deschutes

This instrument was acknowledged before me on August 30, 2006 by Holly Polis as secretary of THE PENNBROOK COMPANY.



Laurie Jo Kendall
(Notary Public for Oregon)
My commission expires 3-17-2010

TOTAL P.027