



2006-017828

Klamath County, Oregon

THIS SPACE RESE



09/05/2006 02:54:51 PM

Fee: \$26.00

After recording return to:

TELLARON HOLDINGS, LLC250 N W FRANKLIN, STE 403BEND, OR 97701

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

TELLARON HOLDINGS, LLC250 N W FRANKLIN, STE 403BEND, OR 97701Escrow No. MT76114-LWTitle No. 0076114

SPECIAL

SPECIAL WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to **TELLARON HOLDINGS, LLC**, 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:

Lots 1279, 1280, 1281, 1282, 1283 and 1284, 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-01700-000
Tax Account No: 3808-009DD-01800-000
Tax Account No: 3808-009DD-02000-000
Tax Account No: 3808-009DD-02100-000
Tax Account No: 3808-009DD-02200-000
Tax Account No: 3808-009DD-02300-000

Key No: 891606
Key No: 891607
Key No: 891609
Key No: 891610
Key No: 891611
Key No: 891612

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:

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

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 **\$0.00**.

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.

26.00

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Escrow No. MT76114-LW



Dated this 30 day of August, 2006.

② 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