

2006-020916

Klamath County, Oregon



00006563200600209160020020

10/18/2006 11:13:48 AM

Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DOUGLAS MILLAR

5125 Swashbuckler Lane

DECATUR, IL 62521

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

DOUGLAS MILLAR

5125 Swashbuckler Lane

DECATUR, IL 62521

Escrow No. MT70514-LW  
SWD-EM

MT70514 LW

**STATUTORY WARRANTY DEED**

**THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to DOUGLAS MILLAR and MARCIA MILLAR, 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 1294, 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-00700-000

Key No: 891596

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 **\$305,465.00**.

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.

242 00

Statutory Warranty Deed

Pg 2 of 2

Dated this 6 day of October 2006

Q Holly Patis as Secretary of the Pennbrook Company



State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on October 6, 2006 by Holly Patis  
AS Secretary OF THE PENNBROOK COMPANY.

Laurie Jo Kendall  
(Notary Public for Oregon)

My commission expires 3-17-2010