

2006-022106
Klamath County, Oregon



00007936200600221060020024

11/03/2006 11:11:10 AM

Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

FRANK J. CUTTONE

450 W. 21st Street Suite #1

Merced, CA 95340

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

FRANK J. CUTTONE

450 W. 21st Street Suite #1

Merced, CA 95340

Escrow No. MT71903-LW
SWD CM

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to FRANK J. CUTTONE and MARSHA L. CUTTONE, 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 1275, 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-02700-000

Key No: 891616

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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

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Statutory Warranty Deed

Pg 2 of 2

Dated this 01 day of November 2006

Holly Polis AS Secretary OF THE PENNBROOK COMPANY

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 11-1, 2006 by Holly Polis AS Secretary OF THE PENNBROOK COMPANY.

Laurie Jo Kendall
(Notary Public for Oregon)

My commission expires 3-17-2010

