

2006-025244

Klamath County, Oregon

THIS SPACE RESE



00011580200600252440010014

12/22/2006 11:39:26 AM

Fee: \$21.00



MT72407LW

After recording return to:

MARK O'CONNOR

378 LOMA TERRACE

LAGUNA BEACH, CA 92651

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

MARK O'CONNOR

378 LOMA TERRACE

LAGUNA BEACH, CA 92651

Escrow No. MT72407-LW

Title No. 0072407

SWD

## STATUTORY WARRANTY DEED

**THE PENNBROOK COMPANY, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **MARK O'CONNOR**, 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 1277, 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-02500-000

Key No: 891614

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 **\$366,641.00**.

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.

Dated this 11 day of December, 2006

THE PENNBROOK COMPANY

BY: [Signature]

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on 12-11-, 2006 by Haley Polie as Secretary OF THE PENNBROOK COMPANY.

[Signature]  
(Notary Public for Oregon)

My commission expires 10-10-09