

MT081897-LW



THIS SPACE RE

2008-004658
Klamath County, Oregon



00043316200800046580010012

03/31/2008 11:22:43 AM

Fee: \$21.00

After recording return to:

TONY LEDOUX

2608 PINE GROVE PLACE

MODESTO, CA 95355

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

TONY LEDOUX

2608 PINE GROVE PLACE

MODESTO, CA 95355

Escrow No. MT81897-LW

Title No. 0081897

SWD

STATUTORY WARRANTY DEED

THE PENNBROOK COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to TONY LEDOUX and KIM LEDOUX, 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 1278, 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.

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 \$270,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

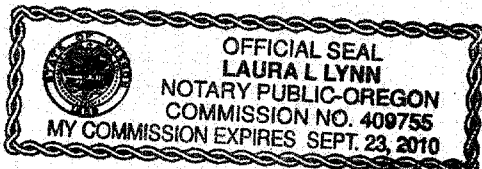
Dated this 27th day of March 2008

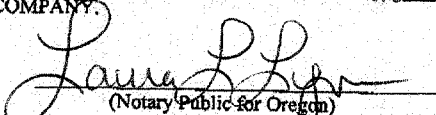
BY:  OF THE PENNBROOK COMPANY, AN OREGON CORPORATION

State of Oregon

County of Deschutes

This instrument was acknowledged before me on March 27, 2008 by Donald Bayheler as President for PENNBROOK COMPANY.




(Notary Public for Oregon)

My commission expires Sept. 23, 2010

2/1/11