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State of Oregon, County of Klamath
Recorded 07/02/2004 3:39 p m
Vol M04 Pg 43799
Linda Smith, County Clerk
Fee \$ 21.60 # of Pgs 1

THIS SPACE RESERVED FOR

After recording return to:
SANDRA L. FRAZIER
4940 HORNED LARK DR.
KLAMATH FALLS, OR 97601

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

SANDRA L. FRAZIER
4940 HORNED LARK DR.
KLAMATH FALLS, OR 97601

Escrow No. MT65443-LW

STATUTORY WARRANTY DEED

C CORP, INC., AN OREGON CORPORATION, Grantor(s) hereby convey and warrant to **SANDRA L. FRAZIER**, 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 1097, TRACT 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-016A0-07500-000

Key No: 889975

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 **\$263,400.00**.

THIS INSTRUMENT WILL 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.

Dated this 30 day of JUNE, 2004

C CORP, INC., AN OREGON CORPORATION

BY: [Signature]
CHARLES L. KOON, PRESIDENT

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 6/30/, 2004 by CHARLES L. KOON AS PRESIDENT OF C CORP, INC., AN OREGON CORPORATION.

[Signature]
(Notary Public for Oregon)

My commission expires 8/9/05



21 Am