

04 OCT 13 PM 3:21

MTC-67075 SM

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

Vol M04 Page 69515

State of Oregon, County of Klamath

Recorded 10/13/04 3:21 p m

Vol M04 Pg 69515-17

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

After Recording Return To:

George Simeonov
1420 Commerce Way
Woodburn, OR 97071

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

First Regional Bank Custodian for
the Benefit Kathleen A. Crenshaw
IRA

3. Indirect Party (Grantee):

George Simeonov & Eva Simeonov

4. True and Actual Consideration Paid:

\$ 30,000.⁰⁰

5. Legal Description:

See attached exhibit A

3/0 am



69516

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GEORGE SIMEONOV1420 COMMERCE WAYWOODBURN, OR 97071

Until a change is requested all

tax statements shall be sent to

The following address:

GEORGE SIMEONOV1420 COMMERCE WAYWOODBURN, OR 97071

Escrow No.

MT67075-SM

STATUTORY WARRANTY DEED

FIRST REGIONAL BANK CUSTODIAN FOR THE BENEFIT KATHLEEN A. CRENSHAW IRA,
Grantor(s) hereby convey and warrant to **GEORGE SIMEONOV and EVA SIMEONOV, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$30,000.00**.

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 12 day of OCTOBER, 2004

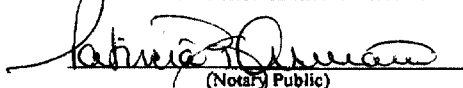
FIRST REGIONAL BANK CUSTODIAN FOR THE BENEFIT KATHLEEN A. CRENSHAW IRA

BY: 

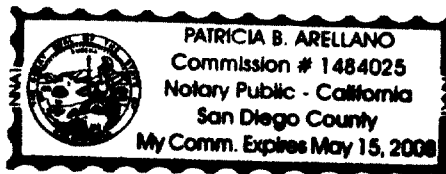
BRAD WASH, OPERATION OFFICER

State of CaliforniaCounty of San Diego

This instrument was acknowledged before me on October 12, 2004 by BRAD WASH, OPERATION OFFICER FOR FIRST REGIONAL BANK CUSTODIAN FOR THE BENEFIT KATHLEEN A. CRENSHAW IRA.


(Notary Public)

My commission expires

May 15, 2008

TOTAL P.17

69517

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of the Agency Lake Loop Road, said point being North 01° 39' 21" East 1005.08 feet and South 89° 47' 28" West 30.02 feet from the South 1/4 corner of said Section 6; thence South 89° 47' 28" West 593.06 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Easterly right-of-way line of the Modoc Point Road; thence South 00° 15' 30" West along said right-of-way 237.66 feet to a 5/8" iron pin; thence North 89° 44' 16" East 587.28 feet to a 5/8" iron pin on the Westerly right-of-way line of said Agency Lake Loop Road; thence North 01° 39' 21" East 237.23 feet to the point of beginning, with bearings based on the survey map of Minor Land Partition No. 15-88.

Tax Account No: 3507-006CD-00100-000

Key No: 224171