



MT67157 KR

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State of Oregon, County of Klamath  
 Recorded 10/15/04 3:10 p m  
 Vol M04 Pg 70442  
 Linda Smith, County Clerk  
 Fee \$ 2.00 # of Pgs 1

After recording return to:  
 William J. Crain  
~~330 Pacific Terrace~~ 1616 Mc Clellan Drive  
 Klamath Falls, OR ~~97601~~ 97603

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

William J. Crain  
~~330 Pacific Terrace~~ 1616 Mc Clellan Drive  
 Klamath Falls, OR ~~97601~~ 97603

Escrow No. MT67157-KR

### STATUTORY WARRANTY DEED

**SOUTH VALLEY BANK & TRUST, SUCCESSOR TRUSTEE OF THE BUCKLEY FAMILY TRUST, UDA September 22, 1998**, Grantor(s) hereby convey and warrant to **William J. Crain Callie E. Crain,** and 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 86 of the Supplemental plat of Lots 83 to 86 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CD-09700-000 Key No: 452986

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 **\$150,000.00**.

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 15<sup>th</sup> day of October, 2004.

SOUTH VALLEY BANK & TRUST, SUCCESSOR TRUSTEE OF THE BUCKLEY FAMILY TRUST, UDA September 22, 1998

BY: Karen W. Selim  
 Karen W. Selim, Senior Trust Officer

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on Oct. 15, 2004 by SOUTH VALLEY BANK & TRUST, SUCCESSOR TRUSTEE OF THE BUCKLEY FAMILY TRUST, UDA September 22, 1998.

Kristi L. Redd  
 (Notary Public)

My commission expires 11/16/2007



2/00 am