MTC - 72363 DS

AmeriTitle
Part Of The JELD-WEN Family

M05-70503
Klamath County, Oregon
12/06/2005 02:40:23 PM
Pages 1   Fee: $21.00

After recording return to:
CLARK BIRD
5311 VIVIAN COURT
MERCED, CA   95340

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

CLARK BIRD
5311 VIVIAN COURT
MERCED, CA   95340

Escrow No.   MT72363-DS
Title No.   0072363

STATUTORY WARRANTY DEED

RANDALL P. BANCROFT and TAMERA C. BANCROFT, as tenants by the entirety, Grantor(s)
hereby convey and warrant to **CLARK BIRD,** 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 1 in Block 25 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

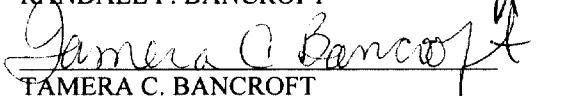Tax Account No: 3809-028CB-05300-000   Key No: 304183

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: Grantee(s) named above DO NOT agree to assume nor pay said Trust Deed and Grantor(s) will
hold Grantee harmless therefrom.

The true and actual consideration for this conveyance is **$545,000.00**.

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
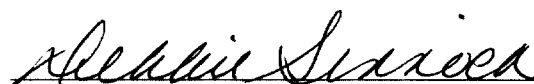30.930.

Dated this __1st__ day of __December__, 2005.

RANDALL P. BANCROFT

TAMERA C. BANCROFT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on __12-1-__, 2005 by RANDALL P. BANCROFT and TAMERA C.
BANCROFT.

(Notary Public for Oregon)

My commission expires __9-8-09__

21.00