



MTC-68696LW

THIS SPACE RES

M06-01571

Klamath County, Oregon

01/26/2006 02:51:35 PM

Pages 1 Fee: \$21.00

After recording return to:  
Thomas Simpson

936 Creekside Place 5050 Hacienda Dr. #124  
Manteca, CA 95336 Dublin, CA 94568

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

Thomas Simpson  
936 Creekside Place 5050 Hacienda Dr. #124  
Manteca, CA 95336 Dublin, CA 94568

Escrow No. MT68696-LW  
Title No. 0068696

SWD

## STATUTORY WARRANTY DEED

C CORP, WHO ACQUIRED TITLE AS  
C Corp Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Thomas Simpson, 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 1223, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Tax Account No: 3808-016A0-09500-000

Key No: 890673

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 \$390,604.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD  
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE  
37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON  
LAWS 2005 (BALLOT MEASURE 37 (2004)).

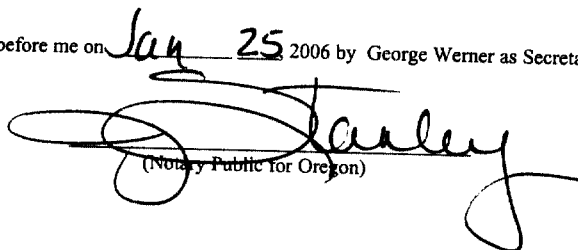
Dated this 25<sup>th</sup> day of January, 2006

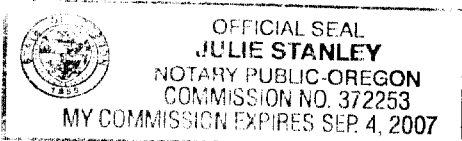
C Corp Inc., an Oregon Corporation

BY:   
GEORGE WERNER, SECRETARY/TREASURER

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on Jan 25, 2006 by George Werner as Secretary/Treasurer of C  
Corp Inc., an Oregon Corporation.

  
(Notary Public for Oregon)



21.00