



M06-03665

Klamath County, Oregon

02/28/2006 10:29:19 AM

Pages 1 Fee: \$21.00

After recording return to:
First Regional Bank custodian for the benefit of
the Kathleen Crenshaw IRA #050418
C/O Trust Administrative Services 5950 La Place
Court, Suite 160
Carlsbad, CA 92008

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

First Regional Bank custodian for the benefit of
the Kathleen Crenshaw IRA #050418
C/O Trust Administrative Services 5950 La Place
Court, Suite 160
Carlsbad, CA 92008

Escrow No. MT73234-KR
Title No. 0073234

SWD

STATUTORY WARRANTY DEED

RED MTN. DEVELOPMENT COMPANY, INC., AN OREGON CORPORATION, Grantor(s) hereby
convey and warrant to **First Regional Bank custodian for the benefit of the Kathleen Crenshaw IRA
#050418**, 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:

Lots 40 and 41 of Tract 1314, PINE RIDGE RANCHES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No: 3407-027A0-01400-000
Tax Account No: 3407-027A0-01500-000

Key No: 883876
Key No: 883877

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 **\$120,000.00**.

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 17 day of February, 2006

Red Mtn. Development Co. Inc., an Oregon Corporation

By [Signature]
Tim Larkin, Authorized Signer

STATE OF OREGON
County of Deschutes



This instrument was acknowledged before me on Feb. 17, 2006, by Tim Larkin as Authorized Signer of
RED MT. DEVELOPMENT COMPANY, INC., AN OREGON CORPORATION.

[Signature]
Notary Public for Oregon

2/20