

MTC-71180W

THIS SPACE RESERVED FOR RECORDER'S USE

**M06-03729**

Klamath County, Oregon

02/28/2006 02:47:26 PM

Pages 1 Fee: \$21.00

After recording return to:

CHARLES W. BROWN17634 DEL MONTE DRIVEMORGAN HILL, CA 95037

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

CHARLES W. BROWN17634 DEL MONTE DRIVEMORGAN HILL, CA 95037Escrow No. MT71180-LWTitle No. 0071180

SWD

STATUTORY WARRANTY DEED

C CORP, AN OREGON CORPORATION, WHO ACQUIRED TITLE AS C CORP, INC., AN OREGON CORPORATION, Grantor(s) hereby convey and warrant to **CHARLES W. BROWN and LINDA J. BROWN, 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 1238, 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: 3808-016A0-11200-000

Key No: 890695

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 **\$374,825.00**.

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 21st day of February, 2006.

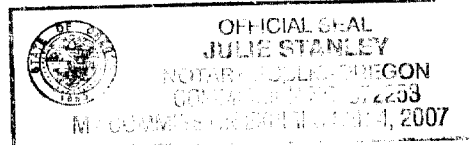
C CORP, an Oregon Corporation

BY: X [Signature]
George Werner, Secretary/Treasurer

STATE OF OREGON
County of DESCHUTES

This instrument was acknowledged before me on Feb. 21st, 2006, by George Werner as Secretary/Treasurer of C CORP, an Oregon Corporation.

[Signature]
Notary Public for Oregon
My Commission Expires:



21.00