

M06-08046

Klamath County, Oregon

04/25/2006 11:07:34 AM

Pages 4 Fee: \$41.00

Prepared by & Return to:

TransContinental Title Co.

4033 Tampa Rd Suite 101

Oldsmar, FL 34677

800-225-7897

Until a change is requested all tax statements)
Shall be sent to the following address:)

WILLIAM MICHAEL CLARK
2555 PATKIN CIR
LA PINE, OR 97739

)
)
Above This Line Reserved For Official Use Only

Tax Parcel ID#: R699079

① of ③ **WARRANTY DEED**
D371804-4T

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION 230,000 DOLLARS (\$230,000), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WILLIAM CHARLES CLARK and PEARL C. CLARK, Husband and Wife, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto WILLIAM CLARK and CELINA L. CLARK, Husband and Wife, hereinafter "Grantee", whose address is 2555 PATKIN CIR, LA PINE, OR 97739 the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon to-wit:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

Prior instrument reference: Book _____, Page _____ Document No. _____, of the Recorder
of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 230,000.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be ___ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ___ paid by Grantee, or ___ paid by Grantor.

The property herein conveyed ___ is not a part of the homestead of Grantor, or ___ is part of the homestead of Grantor.

The true consideration for this conveyance is \$ 230,000

WITNESS Grantor(s) hand(s) this the 29 day of MARCH 2006

Witness

Cynthia Lea Hutto

Printed Name

Witness

JAMES F. GROTHUSEN JR

Printed Name

William C Clark
WILLIAM CHARLES CLARK

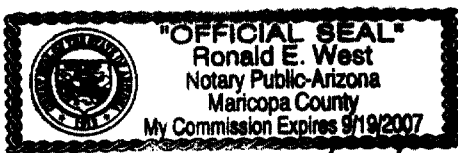
Pearl C Clark
PEARL C. CLARK

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 or ORS 30.930.

STATE OF ARIZONA

COUNTY OF MARICOPA

This instrument was acknowledged before me on MARCH 29, 2006 (date) by WILLIAM CHARLES CLARK and PEARL C. CLARK.



Ronald E West
Notary Public

RONALD E WEST
Print Name

My Commission Expires: 9/19/2007

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by
William E. Curphey & Assoc., P.C.
2605 Enterprise Road East, Suite 155
Clearwater, Florida 33759

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, CITY OF LA PINE, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.