

MTC 75083-TM

THIS SPACE R

M06-13208

Klamath County, Oregon

06/28/2006 03:01:02 PM

Pages 2 Fee: \$26.00



After recording return to:

DAVID W. MC CLAIN

9023 SW 176th Ave
Beaverton, OR 97007

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

DAVID W. MC CLAIN

9023 SW 176th Ave
Beaverton, OR 97007

Escrow No. MT75083-TM

Title No. 0075083

SWD

STATUTORY WARRANTY DEED

GARY CRAWFORD AND MARY ELLEN CRAWFORD, AS TENANTS BY THE ENTIRETY AND WILLIAM S. FOULON AND ROBIN V. FOULON, AS TRUSTEES OF THE FOULON FAMILY TRUST, Grantor(s) hereby convey and warrant to **DAVID W. MC CLAIN**, 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 28, Block 8, ELDORADO 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: 3809-020DC-03400-000

Key No: 171995

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$207,000.00**.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 27 day of June, 2006

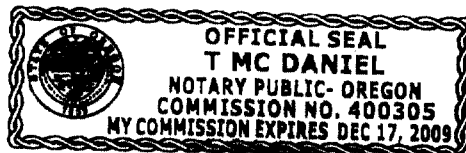

GARY CRAWFORD


MARY ELLEN CRAWFORD

FOULON FAMILY TRUST

BY: 
WILLIAM S. FOULON, TRUSTEE

BY: 
ROBIN V. FOULON, TRUSTEE



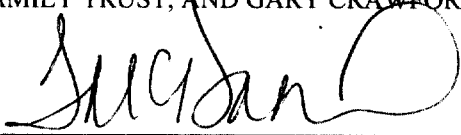
State of Oregon
County of KLAMATH



26.00



This instrument was acknowledged before me on June 27, 2006 by WILLIAM S. FOULON AND ROBIN V. FOULON AS TRUSTEES OF THE FOULON FAMILY TRUST, AND GARY CRAWFORD AND MARY ELLEN CRAWFORD.



(Notary Public for Oregon)
My commission expires 12/17/09