



THIS SPACE RESERVED

2006-017844
Klamath County, Oregon



09/05/2006 03:06:55 PM

Fee: \$26.00

After recording return to:

Ross M. Hayes

2134 Beford Street, #201

Santa Rosa, CA 95404

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

Ross M. Hayes

2134 Beford Street, #201

Santa Rosa, CA 95404

Escrow No. MT76165-TM

Title No. 0076165

SWD

mtc-76165 TM

STATUTORY WARRANTY DEED

Phyllis Nardin Crawford, who acquired title as Phyllis A. Nardin, Grantor(s) hereby convey and warrant to **Ross M. Hayes**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

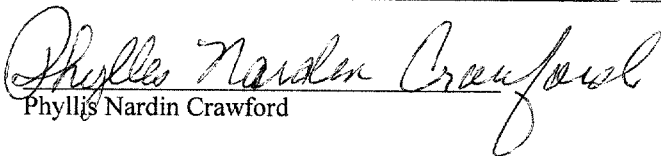
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$100,000.00**.

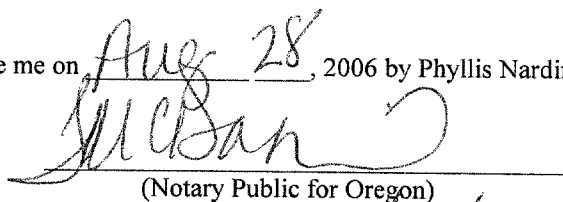
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 28 day of 08, 06.

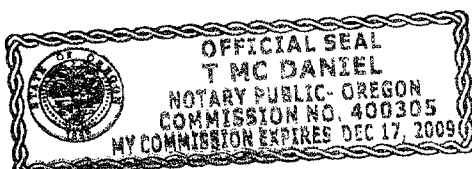

Phyllis Nardin Crawford

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 28, 2006 by Phyllis Nardin Crawford.


(Notary Public for Oregon)

My commission expires 12/17/09



26.0

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and also a parcel situated in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.

Tax Account No: 3809-029DB-00800-000

Key No: 302871