

2006-019186

Klamath County, Oregon



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09/25/2006 11:11:48 AM

Fee: \$31.00

## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

MTC71071 LW

### After Recording, Return To:

Roger Hall

10222 Merlin Way

Klamath Falls, OR 97601

### 1. Name(s) of the Transaction(s):

Warranty Deed

### 2. Direct Party (Grantor):

C Corp

### 3. Indirect Party (Grantee):

Roger C. Hall and Karen R. Hall

### 4. True and Actual Consideration Paid:

\$411,174.00

### 5. Legal Description:

Lot 1234 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.

3/00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

ROGER C. HALL

1234 SHELBY CR. LANESAN JOSE, CA 95120

Until a change is requested all

tax statements shall be sent to

The following address:

ROGER C. HALL

1234 SHELBY CR. LANESAN JOSE, CA 95120

Escrow No.

MT71071-LW

Title No.

0071071

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 **ROGER C. HALL and KAREN R. HALL, 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 1234 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: 3808-016A0-10600-000

Key No: 890689

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 **\$411,174.00**.

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.

Page 2 - Statutory Warranty Deed - Signature/Notary Page  
Escrow No. MT71071-LW

Dated this 11 day of September, 2006

C CORP, AN OREGON CORPORATION WHO ACQUIRED TITLE AS C CORP, INC

BY: [Signature]  
GEORGE WERNER, SECRETARY TREASURER

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on September 11<sup>th</sup>, 2006 by GEORGE WERNER AS  
SECRETARY/TREASURER C CORP, AN OREGON CORPORATION WHO ACQUIRED TITLE AS C CORP, INC.

[Signature]  
(Notary Public for Oregon)  
My commission expires 2-27-2010

