



THIS SPACE RE

2006-019537
Klamath County, Oregon



09/28/2006 11:29:30 AM

Fee: \$21.00

After recording return to:

James A. McCuiston, Trustee

3939 South 6th St., #286

Klamath Falls, OR 97603

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

James A. McCuiston, Trustee

3939 South 6th St., #286

Klamath Falls, OR 97603

Escrow No. MT76676-DS

Title No. 0076676

SWD

MTCT76676 DS

STATUTORY WARRANTY DEED

Alice V. Taylor, Grantor(s) hereby convey and warrant to **James A. McCuiston, Trustee of The James A. McCuiston 2005 Trust, dated August 11, 2005**, 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:

The Westerly 330 feet of Government Lot 3 in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-03300-00700-000

Key No: 250748

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 **\$95,000.00**.

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 27th day of Sept. 2006.

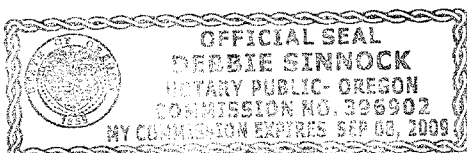
Alice V. Taylor
Alice V. Taylor

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-27, 2006 by Alice V. Taylor.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



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