



THIS SPACE RESERVED

2006-020964

Klamath County, Oregon



10/18/2006 03:34:58 PM

Fee: \$26.00

After recording return to:
Nelmstar, L.L.C., an Idaho Limited Liability
Company
629 NW Kingwood Avenue
Redmond, OR 97756

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

Nelmstar, L.L.C., an Idaho Limited Liability
Company
629 NW Kingwood Avenue
Redmond, OR 97756

Escrow No. MT76913-KR
Title No. 0076913

SWD

MT76913 KR

STATUTORY WARRANTY DEED

First Regional Bank Custodian for the Benefit of the Kathleen Crenshaw IRA #050418, Grantor(s)
hereby convey and warrant to **Nelmstar, L.L.C., an Idaho Limited Liability Company**, 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 44, Block 31, Tract No. 1184, OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AD-00300-000

Key No: 242188

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 **\$21,000.00**.

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 10th day of October, 2006.

First Regional Bank custodian for the benefit of Kathleen A. Crenshaw IRA #050418

By: [Signature]
FIRST REGIONAL BANK CUSTODIAN
BY: [Signature]

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STATE OF CALIFORNIA

ss.
COUNTY OF San Diego

On October 10, 2006 before me, Jamie F. Dryden, Notary Public personally appeared
Karen Neal as Vice President for First Regional Bank Custodian for the Benefit
of the Kathleen Crenshaw IRA #050418 ~~personally known to me (or proved to me on the basis of satisfactory evidence)~~ to be the
person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that executed the same in
authorized capacity~~(ies)~~, and that by signatures~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jamie F. Dryden

