

MTC 77473



THIS SPACE RESE

2006-023112

Klamath County, Oregon



11/17/2006 11:22:16 AM

Fee: \$21.00

After recording return to:  
First Regional Bank, Custodian for the benefit of  
Kathleen A. Crenshaw IRA  
5950 La Place Court, Suite 160  
Carlsbad, CA 92008

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

First Regional Bank, Custodian for the benefit of  
Kathleen A. Crenshaw IRA  
5950 La Place Court, Suite 160  
Carlsbad, CA 92008

Escrow No. MT77473-TM  
Title No. 0077473

SWD

### STATUTORY WARRANTY DEED

**John G. Clark**, Grantor(s) hereby convey and warrant to **First Regional Bank, Custodian for the benefit of Kathleen A. Crenshaw IRA**, 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 18, Block 2, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80<sup>th</sup> interest in and to the Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45 lying South of Williamson River Knoll and North of Williamson River.

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:

The true and actual consideration for this conveyance is **\$37,500.00**.

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 8 day of NOV, 2006

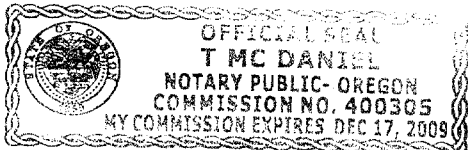
  
John G. Clark

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 8, 2006 by John G. Clark.

  
(Notary Public for Oregon)

My commission expires 12/17/09



21.00