



2006-023148
Klamath County, Oregon

THIS SPA



11/17/2006 03:27:01 PM

Fee: \$26.00

After recording return to:

CARL H. SMITH

990 Cabernet Ct.

Murphys, CA 95247

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

CARL H. SMITH

990 Cabernet Ct.

Murphys, CA 95247

Escrow No. MT71862-LW

Title No. 0071862

SWD-EM

MT71862 LW

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 **CARL H. SMITH and KAREN R. SMITH, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST AND JAMES BIDWELL and JANA BIDWELL, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON,** 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 1243, 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: 3808-016A0-11700-000

Key No: 890700

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 **\$407,904.00.**

THIS INSTRUMENT WILL 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.

26-

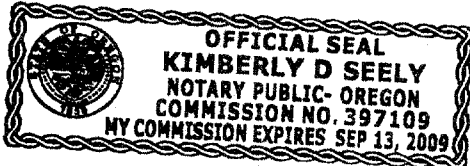
Dated this 16th day of November, 2006

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

BY: George Werner Secretary
GEORGE WERNER, SECRETARY/TREASURER

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Nov 16,, 2006 by GEORGE WERNER AS SECRETARY/TREASURER OF C CORP, AN OREGON CORPORATION, WHO ACQUIRED TITLE AS C CORP, INC. AN OREGON COPORATION.



Kimberly D. Seely
(Notary Public for Oregon)
My commission expires Sept 13, 2009