



MT71802LW

After recording return to:

JOHN G. MURPHY

4714 Horned Lark Rd.

Klamath Falls, OR 97601

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

JOHN G. MURPHY

4714 Horned Lark Rd.

Klamath Falls, OR 97601

Escrow No. MT71802-LW

Title No. 0071802

SWD

THIS SPACE RESERVE

2007-000445

Klamath County, Oregon



00012593200700004450020025

01/09/2007 03:32:21 PM

Fee: \$26.00

### 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 **JOHN G. MURPHY and WANDA L. MURPHY, 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 1245, 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: 3808-016A0-11900-000

Key No: 890702

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 **\$347,555.00**.

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.

240<sup>00</sup>

Dated this 27<sup>th</sup> day of December, 2006

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

BY: George Werner  
GEORGE WERNER, SECRETARY/TREASURER

State of Oregon  
County of CLATSOP Deschutes

This instrument was acknowledged before me on 12-27, 2006 by GEORGE WERNER AS  
SECRETARY/TREASURER OF C CORP, AN OREGON CORPORATION, WHO ACQUIRED TITLE AS, C CORP, INC.,  
AN OREGON CORPORATION.

Donna M Rice  
(Notary Public for Oregon)

My commission expires 11-02-2010

