



THIS SPACE RE

2007-003244
Klamath County, Oregon



02/26/2007 03:24:37 PM

Fee: \$21.00

MTCT8473-LW

After recording return to:

CLAIRE CLARK

7594 CITRUS AVENUE

SACRAMENTO, CA 95823

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

CLAIRE CLARK

7594 CITRUS AVENUE

SACRAMENTO, CA 95823

Escrow No. MT78473-LW

Title No. 0078473

SWD

STATUTORY WARRANTY DEED

/I

ILENE KERINS, TRUSTEE OF THE ILENE KERNS SEPARATE PROPERTY TRUST DATED FEBRUARY 3, 2000, Grantor(s) hereby convey and warrant to **CLAIRE CLARK**, 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:

Lots 15 and 16, Block 50, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$30,000.00**.

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 21 day of February, 2007

KERINS

ILENE KERINS, TRUSTEE OF THE ILENE KERNS SEPARATE PROPERTY TRUST DATED FEBRUARY 3, 2000

BY: Ilene Kerins, Trustee
ILENE KERNS, TRUSTEE
KERINS

STATE OF CALIFORNIA

SS.

COUNTY OF San Diego

On February 21, 2007 before me, Sally A Church, Notary Public personally appeared ILENE KERINS, TRUSTEE OF THE ILENE KERNS SEPARATE PROPERTY TRUST DATED FEBRUARY 3, 2000 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 SHE executed the same in her authorized capacity(ies), and that by her signature(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

Sally A Church

