



THIS SPACE RESI

2007-005381
Klamath County, Oregon



03/23/2007 03:20:07 PM

Fee: \$26.00

MTCT8811-MS

After recording return to:

Larry Viveiros

219 Laurel Avenue

Gustine, CA 95322

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

Larry Viveiros

219 Laurel Avenue

Gustine, CA 95322

Escrow No. MT78811-MS

Title No. 0078811

SWD

STATUTORY WARRANTY DEED

Jason D. Icenbice, Grantor(s) hereby convey and warrant to **Larry Viveiros**, 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 13 in Block 6 of FIRST ADDITION TO LYNNEWOOD - TRACT NO. 1140, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: December 9, 2004

Recorded: December 13, 2004

Volume: M04, page 85317, Microfilm Records of Klamath County, Oregon

Amount: \$167,600.00

Grantor: Jason D. Icenbice

Trustee: AmeriTitle, an Oregon Corporation

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Gateway Business Bank, dba Mission Hills Mortgage Bankers, a California Corporation

AND

Line of Credit Deed of Trust, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: December 9, 2004

Recorded: December 13, 2004

Volume: M04, page 85333, Microfilm Records of Klamath County, Oregon

Amount: \$41,900.00

Grantor: Jason D. Icenbice

Trustee: AmeriTitle, an Oregon Corporation

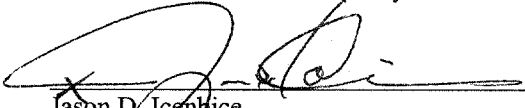
Beneficiary: Gateway Business Bank, dba Mission Hills Mortgage Bankers, a California Corporation

The true and actual consideration for this conveyance is **\$222,500.00**.

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.

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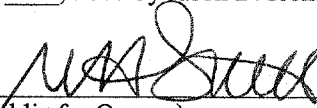
Dated this 23rd day of March, 2007


Jason D. Icenbice

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/23, 2007 by Jason D. Icenbice.




(Notary Public for Oregon)

My commission expires 12/20/10