

2007-017349

Klamath County, Oregon



10/04/2007 03:35:00 PM

Fee: \$21.00

After Recording Return to:

VICTORIA CB TREES

1538 Wilson Cemetery Rd

Chiloquin, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATE: 65139RS

FIRST REGIONAL BANK custodian for the benefit of the Kathleen Crenshaw IRA #050418 herein called grantor, convey(s) to VICTORIA CB TREES, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 18, Block 2, Tract No. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP R-3507-017DB-01000-000 KEY#R238415

TOGETHER WITH an undivided 1/80 interest in and to the Easterly 60 feet of that Portion of Government Lots 40, 41, 44, & 45 lying South of the Williamson River Knoll Subdivision and North of the Williamson River, was included in the Deed from John G. Clark to First Regional Bank, Custodian for the benefit of the Kathleen A. Crenshaw IRA. Said undivided interest should be included in any conveyance of the property covered in this report.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$44,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 16, 2007.

FIRST REGIONAL BANK/FBO KATHLEEN A. CRENSHAW IRA #050418

CUSTOMER

STATE OF CALIFORNIA, County of San Diego) ss.

On September 21, 2007 personally appeared the above named
Don Persichetti AS CUSTODIAN FOR THE KATHLEEN A. CRENSHAW
IRA #050418 and acknowledged the foregoing instrument to be his her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065139

Before me: Jamie F. Dryden
Notary Public for California
My commission expires:

Official Seal

