

2011-003217

Klamath County, Oregon



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03/07/2011 09:32:20 AM

Fee: \$42.00

**Recorded at the request of:**

Strategic Points Document Preparation, PLLC  
16585 N. 92<sup>nd</sup> Street, Suite 105  
Scottsdale, AZ 85260

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

Entrust Arizona FBO Kathleen Crenshaw  
IRA Account No. 17-14439  
20860 North Tatum Blvd., Suite 240  
Phoenix, AZ 85050  
Attn: Christine Hall

**When Recorded Mail To:**

Entrust Arizona FBO Kathleen Crenshaw  
IRA Account No. 17-14439  
20860 North Tatum Blvd., Suite 240  
Phoenix, AZ 85050  
Attn: Christine Hall

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**STATUTORY WARRANTY DEED**

First Regional Bank Custodian FBO Kathleen Crenshaw, IRA 050418, c/o Trust Administrative Services, Attn: Robert Caruso, 5950 La Place Court, Suite 160, Carlsbad, California 92008, Grantor(s) hereby convey and warrant to Entrust Arizona FBO Kathleen Crenshaw IRA Account No. 17-14439, 20860 North Tatum Blvd., Suite 240, Phoenix, AZ 85050, Attn: Christine Hall, 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 40 and 41 of Tract 1314, PINE RIDGE RANCHES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-027AO-01400-000    Key No. 883876

Tax Account No: 3407-027AO-01500-000    Key No. 883877

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 \$120,000.00.

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 this 18<sup>th</sup> day of February, 2011.

First Regional Bank Custodian  
FBO Kathleen Crenshaw, IRA 050418

Equity Trust Company, dba  
Sterling Trust FBO: Kathleen Crenshaw T050418

By: Natalie Thompson  
Authorized Signor

Read and approved: Kathleen A Crenshaw  
Kathleen A. Crenshaw

State of Texas )  
 )ss  
County of McLennan )

On this 18 day of Feb, 2011 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Natalie Thompson and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal.

Michelle A Davis  
Notary Public

Prepared by Lisa K. Tonge, AZCLDP 80925

