

2016-011338

Klamath County, Oregon



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10/25/2016 10:05:44 AM

Fee: \$47.00

Prepared by:

Lisa K. Tonge, AZCLDP 80925
Strategic Points Document Preparation, AZCLDP 80947
16416 North 92nd Street, Suite 100
Scottsdale, AZ 85260

When recorded mail and send tax statement to:

Crenshaw Investments, LLC
9232 West Taro Lane
Peoria, AZ 85382

STATUTORY WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Vantage Retirement Plans, LLC, formerly Entrust Arizona, FBO Kathleen Crenshaw IRA Account No. XX-XXXXXX, 2860 North Tatum Blvd., Suite 240, Phoenix, Arizona 85050, the Grantor herein, does hereby convey to Crenshaw Investments, LLC, an Arizona Limited Liability Company, the Grantee, the following real property situated in the County of Klamath and the State of Oregon, free of encumbrances, except as specifically set forth herein:

Lot 40 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-01500-000 Key No. 883877 – Lot 40 (5 acres)

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 PROERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LMITS ON LAWSUITS AGAINST FARMING OR

FOREST PRACTICES AS DEFINED IN O.R.S. 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 22 day of September, 2016.

Vantage Retirement Plans, LLC, formerly
Entrust Arizona FBO of Kathleen Crenshaw IRA, Grantor

By: Lisa Davis Printed Name: VANTAGE RETIREMENT PLANS, LLC
Authorized Signature BY: Lisa Davis
It's: Authorized Signer

Read and approved by: Kathleen A Crenshaw
Kathleen A. Crenshaw

State of Arizona)
County of Maricopa) ss.

On this 22 day of September, 2016 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Davis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

NOTARY SEAL:



Jean Peed
Notary Public

My commission expires: 9-2-2019