



99 MAR 12 P3:09

STATUTORY WARRANTY DEED

HACK E. CRIBBS AND JERIS L. CRIBBS, HUSBAND AND WIFE
conveys and warrants to ARNOLD BAUMGARTNER, A SINGLE MAN AND SOLE OWNER OF PROPERTY Grantor,
Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:
THE SE1/4 SE1/4 IN SECTION 23; AND THE SW1/4 SW1/4 IN SECTION 24, TOWNSHIP 36
SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.
TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTH 60 FEET
OF THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 23 LYING EASTERLY OF
SPRAGUE RIVER HIGHWAY IN TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE
MERIDIAN.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$ 130,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 05 day of March 19 99

Hack E. Cribbs
HACK E. CRIBBS

Jeris L. Cribbs
JERIS L. CRIBBS

STATE OF OREGON
County of Klamath } ss.

BE IT REMEMBERED, That on this 11th day of March, 19 99, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
HACK E. CRIBBS
JERIS L. CRIBBS

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to
me that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Brenda P. Rodriguez
Notary Public for Oregon
My Commission expires 9-6-01

Title Order No. K53508B
Escrow No. K53509B

After recording return to:
ARNOLD BAUMGARTNER
34117 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:
ARNOLD BAUMGARTNER
34117 SPRAGUE RIVER ROAD
SPRAGUE RIVER, OR
Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

the 12th day of March A.D. 1999
at 3:09 o'clock P M., and duly recorded
in Vol. M99 of Deeds on Page 8795

Linda Smith, County Clerk

By Kathleen Rose, Deputy
Fee, \$30.00