



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Bruce Crounse

P.O. Box 28275

Las Vegas, NV 89126

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

Bruce Crounse

P.O. Box 28275

Las Vegas, NV 89126

State of Oregon, County of Klamath

Recorded 6/02/99, at 11:12 a.m.

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Linda Smith, County Clerk

Fee \$ 30-

*Linda Smith*

Escrow No. K53999B

Title No. K53999B

### STATUTORY WARRANTY DEED

KIMBERLY S. CASSELL, AS TRUSTEE OF THE TRUST OF KIMBERLY S. CASSELL, A REVOCABLE LIVING TRUST EXECUTED BY ME UNDER THE DATE OF JULY 9, 1994. An estate in fee simple as to an undivided 1/2 interest;

DENNIS COHEN AND LAURENCE D. COHEN, An estate in fee simple as tenants in common, each as to an undivided 1/4 interest., Grantor, conveys and warrants to Bruce Crounse, as to an undivided 1/3 interest, Murray Tucker, as to an undivided 1/3 interest and Craig Segersten as to an undivided 1/3 interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SW¼, SW¼ of Section 10, Township 41 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon.

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 \$29,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of MAY, 1999.

Kimberly S. Cassell, as Trustee of the Trust of Kimberly S. Cassell, A Revocable living Trust executed by me under the date of July 9, 1994

BY:

*Kimberly S. Cassell*  
Kimberly S. Cassell, Trustee

*Kimberly S. Cassell*  
Kimberly S. Cassell, Individual

*Dennis Cohen*  
Dennis Cohen

*Laurence D. Cohen*  
Laurence D. Cohen

STATE OF ~~OREGON~~ ARIZONA  
County of ~~KLAMATH~~ PINAL } ss.

This instrument was acknowledged before me on this 24th day of MAY, 1999  
by KIMBERLY S. CASSELL, TRUSTEE AND INDIVIDUAL

*Elizabeth Powers*  
Notary Public for ~~Oregon~~ ARIZONA  
My commission expires: \_\_\_\_\_

