



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 57140-KR

Vol M02 Page 33949

After recording return to:

GLEN R. CROUCH

180 COMMERCIAL STREET NE #9

SALEM, OR 97301

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

GLEN R. CROUCH

180 COMMERCIAL STREET NE #9

SALEM, OR 97301

Escrow No. MT57140-KR

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 06/10/2002 3:15 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 3

'02 JUN 10 PM3:15

## WARRANTY DEED

CRAIG W. CAHOON AND DEBRA L. CAHOON, TRUSTEES UNDER TRUST AGREEMENT DATED JANUARY 4, 2002, KNOWN AS THE "CAHOON 2001 TRUST", Grantor(s) hereby grant, bargain, sell, warrant and convey to: **GLEN R. CROUCH & SHARLINE J. CROUCH, as tenants by the entirety, as to an undivided 1/2 interest and HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL, TRUSTEES OF THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996, AND THEIR SUCCESSOR IN TRUST, as to an undivided 1/2 interest** Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT A"

KEY #256939	3510-00000-02500-000
KEY #256948	3510-00000-03200-000
KEY #256957	3510-03300-00600-0000
KEY #324152	3610-00000-00300-00000
KEY #324161	3610-00000-00400-00000-0
KEY #324170/324214	3610-00000-00800 & 00900

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

**RESERVING UNTO the Grantors named herein ALL Mineral Rights EXCEPT anything to do with the water.**

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ **665,000.00.**

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.

Dated this 5<sup>th</sup> day of June, 2002.

CAHOON 2001 TRUST

BY: Craig W. Cahoon **TRUSTEE**  
CRAIG W. CAHOON, TRUSTEE

BY: Debra L. Cahoon **Trustee**  
DEBRA L. CAHOON, TRUSTEE

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on June, 2002 by CRAIG W. CAHOON AND DEBRA L. CAHOON AS TRUSTEES OF THE THE CAHOON 2001 TRUST.

See attached PK  
(Notary Public)

My commission expires \_\_\_\_\_

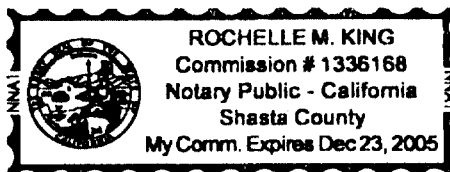
## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SHASTA

} ss.

On June 5, 2002 before me, Rochelle M. King, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Craig W. Cahoon and Debra L. Cahoon  
Name(s) of Signer(s)

☐ personally known to me☒ approved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rochelle M. King  
 Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: signed date 6/5/02 Number of Pages: 1Signer(s) Other Than Named Above: N/A

## Capacity(ies) Claimed by Signer

Signer's Name: Craig W. and Debra L. Cahoon☒ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Attorney-in-Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real property in Klamath County, Oregon:

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 32: The S1/2 of the SW1/4 lying East of the center thread of Sprague River, and the SE1/4 lying South of the center thread of Sprague River.

Section 33: The W1/2 of the SW1/4 lying South of the center thread of Sprague River, and the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 lying South and West of the center thread of Sprague River;

EXCEPTING THEREFROM the NE1/4 of the SW1/4 of said Section 33.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Lots 2 and 3 lying North and West of the center thread of Sprague River, that part of the NW1/4 of the NW1/4 and S1/2 of the NW1/4 lying North and West of the center thread of Sprague River, and the NW1/4 of the SW1/4 lying North of the center thread Sprague River.

Section 5: The NE1/4; the E1/2 of the NW1/4 lying East of the center thread of Sprague River.