



THIS SPACE RESERVED FOR RECORDER'S USE
MT 57560-TM

After recording return to:
COLE FERGUSON
5842 WINTER AVENUE
KLAMATH FALLS, OR 97603

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Until a change is requested all
tax statements shall be sent to
the following address:
COLE FERGUSON
5842 WINTER AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/19/2002 3:00 p m.
Vol M02, Pg 41045-46
Linda Smith, County Clerk
Fee \$ 2.60 # of Pgs 2

Escrow No. MT57560-TM
Title No. _____

'02 JUL 19 PM3:00

WARRANTY DEED

DONALD WILLIAM BELL and AUDREY LAVON BELL, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
COLE FERGUSON

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY#490034 3907-036A0-01300

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:
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 \$ 3,820.00.

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 17 day of July, 2002

Donald William Bell
DONALD WILLIAM BELL
Audrey Lavon Bell
AUDREY LAVON BELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2002 by
DONALD WILLIAM BELL AND AUDREY LAVON BELL.

Samara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot 6 in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the Southeasterly line of Klamath River Road (a public road by use) from which the ¼ corner common to Sections 25 and 36 bears North 54° 04' 19" West 394.87 feet; thence North 61° 28' 41" East 205.26 feet, along the Southeasterly line of said Klamath River Road to a 5/8 inch iron rod on the Southwesterly line of Riveredge Road of Klamath River Acres subdivision; thence, along the Southwesterly line of said Riveredge Road, South 54° 58' 00" East 80.48 feet to a 5/8 inch iron rod; thence, continuing along the Southwesterly line of said Riveredge Road, along a 1,048.37 foot radius curve to the left 99.40 feet (the long chord of which bears South 57° 40' 34" East 99.35 feet) to a 5/8 inch iron rod; thence North 89° 46' 30" West 330.12 feet to the point of beginning.