



NJC-63894 MS

Vol M04 Page 06062

State of Oregon, County of Klamath
 Recorded 01/30/2004 3:23 p m
 Vol M04 Pg 6062
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

DAVID H. MAGUREN

263 Broad Street South
 Monmouth, OR 97361-2319

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

DAVID H. MAGUREN

263 Broad Street South
 Monmouth, OR 97361-2319

Escrow No. MT63294-MS

STATUTORY WARRANTY DEED

ORAL L. BELL AND HELEN BELL, TRUSTEES OF BELL'S MASTER COLLABORATIVE TRUST, Grantor(s) hereby convey and warrant to DAVID H. MAGUREN, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

The North 37 feet of Lot 2 in Block 2, WILLIAMS ADDITION, TOGETHER WITH the vacated alley lying adjacent on the East, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:

3809-028CD-12800-000

Key No.:

374071

374071

3809-028CD-12800

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 \$38,900.00.

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 21 day of January, 2004.

TRUSTEES OF BELL'S MASTER COLLABORATIVE TRUST

BY: Oral L. Bell, Trustee
 ORAL L. BELL, TRUSTEE

BY: Helen Bell, Trustee
 HELEN BELL, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF

On _____ before me, _____ personally appeared THE BELL'S MASTER COLLABORATIVE TRUST personally known to me (or proved 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 executed the same in authorized capacity(ies), and that by signatures(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.

PLEASE SEE ATTACHED CALIFORNIA AID-PURPOSE ACKNOWLEDGMENT FORM

Signature _____

See notary attachment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

06063

State of California

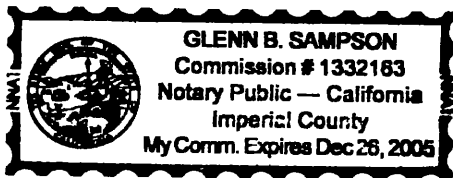
County of IMPERIAL

} ss.

On January 21, 2004, before me, Glenn B. Sampson, a Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Oral L. BELL and Helen BELL * * * * *
Name(s) of Signer(s)

- ☐ personally known to me
☒ proved 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.

Place Notary Seal Above

Glenn B. Sampson
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: STATUTORY WARRANTY DEED

Document Date: January 21, 2004 Number of Pages: * * * ONE * * *

Signer(s) Other Than Named Above: * * * * * NONE * * * * *

Capacity(ies) Claimed by Signer

- Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

