



After recording return to:  
John M. Bell and Kendall K. Bell  
945 Loma Linda Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
John M. Bell and Kendall K. Bell  
945 Loma Linda Drive  
Klamath Falls, OR 97601

File No.: 7021-348502 (SAC)  
Date: March 22, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 18489

State of Oregon, County of Klamath  
Recorded 03/31/2004 3:22 p m  
Vol M04 Pg 18489-90  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Ronald Lee Powley and Vicki Jean Powley, as trustees of the Ronald Lee Powley and Vicki Jean Powley Family Trust executed September 23, 1988, Grantor, conveys and warrants to John M. Bell and Kendall K. Bell as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 33 of Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$235,000.00**. (Here comply with requirements of ORS 93.030)

267

18490

APN: 305486

Statutory Warranty Deed  
- continued

File No.: 7021-348502 (SAC)  
Date: 03/22/2004

Ronald Lee Powley and Vicki Jean Powley,  
as trustees of the Ronald Lee Powley and  
Vicki Jean Powley Family Trust executed  
September 23, 1988

Ronald Lee Powley  
Ronald Lee Powley, Trustee

Vicki Jean Powley, Trustee  
Vicki Jean Powley, Trustee

STATE OF Oregon )  
County of Klamath )ss.

This Instrument was acknowledged before me on this 30 day of March, 2004  
by as of Ronald Lee Powley and Vicki Jean Powley, as trustees of the Ronald Lee Powley and Vicki Jean  
Powley Family Trust executed September 23, 1988, on behalf of the .

[Signature]  
Notary Public for Oregon  
My commission expires 5/5/07

