



2006-018620  
Klamath County, Oregon

THIS SPACE RESE



09/15/2006 03:42:59 PM

Fee: \$26.00

After recording return to:

STEPHEN GARRICK

P.O. BOX 59

Crescent, OR 97733

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

STEPHEN GARRICK

P.O. BOX 59

Crescent, OR 97733

Escrow No. BT093202CD

Title No. 76422

SPECIAL

MTTC70422

### SPECIAL WARRANTY DEED

BRANCEFORD V. DAVIDSON AND WANDA J. DAVIDSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to DAVID G. CRIDER AND LINDA S. CRIDER, **husband and wife**, 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:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B".

<sup>3</sup>  
R-2409-080CD-01600

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is FULFILLMENT OF CONTRACT.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 13 day of Sept, 06.

Branceford V. Davidson

BRANCEFORD V. DAVIDSON

Wanda J. Davidson

WANDA J. DAVIDSON

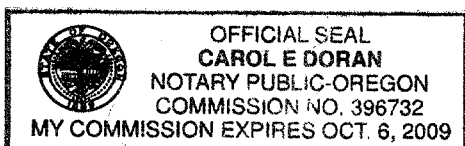
State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on Sept 13, 2006 by BRANCEFORD V. DAVIDSON AND WANDA J. DAVIDSON.

Carol E. Doran  
(Notary Public for Oregon)

My commission expires 10-10-2009



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**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, a #5 plastic capped steel rod, from which the S1/4 corner of Section 30 bears South 20° 26' 33" East, 1307.1 feet; thence along a line parallel with Main Street. Projected, South 39° 03' 24" West 83.0 feet to a #4 steel rod; thence along a line at a right angle to Main Street projected, North 50° 56' 36" West 120.0 feet to a #5 steel rod; thence along the SE line of Main Street projected, North 39° 03' 24" East 83.0 feet to a plastic capped steel rod; thence along a line at a right angle to Main Street projected, South 50° 56' 36" East 120 feet to the point of beginning.

Tax Account No: 2409-030CD-01600-000

Key No: 154558