

2007-009986

Klamath County, Oregon



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.: 7021-1053264 (ALF)
Date: May 29, 2007

THIS SPACE



06/04/2007 02:52:29 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Marcella M. Bell, trustee of the Marcella M. Bell Revocable Trust dated March 23, 2001,
Grantor, conveys and warrants to **John M. Bell and Kendall K. Bell, husband and wife as tenants**
by the entirety, Grantee, the following described real property free of liens and encumbrances, except
as specifically set forth herein:

Handwritten initials: JB and KB

Subject to:

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.

The true consideration for this conveyance is **\$259,250.00**. (Here comply with requirements of ORS 93.030)

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, 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 1 day of June, 2007.

Marcella M. Bell, trustee of the Marcella M.
Bell Revocable Trust dated March 23, 2001

Marcella M Bell Trustee
Marcella M Bell, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of June, 2007
by **Marcella M. Bell Trust.**

Adrien Fleen

Notary Public for Oregon
My commission expires: 12-3-10

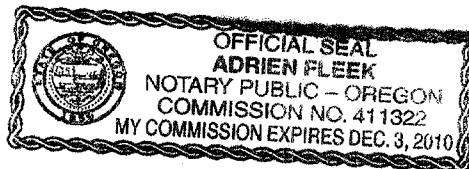


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

LOTS 21, 22, 23, 24 AND 25 IN BLOCK 17, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

ALL OF THE 4TH DESCRIBED PARCEL OF LAND SITUATE IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON IN DEED DATED AUGUST 07, 1919, FROM THE KLAMATH DEVELOPMENT COMPANY TO CENTRAL PACIFIC RAILWAY COMPANY, PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY, RECORDED SEPTEMBER 29, 1919 IN VOLUME 50, PAGE 466, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

ALL OF ALLEY LOT 28 IN BLOCK 17, IN 2ND RAILROAD ADDITION TO SAID CITY OF KLAMATH FALLS.

Tax Parcel Number: R478352 and R767085