

2007-014192

Klamath County, Oregon



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08/13/2007 09:30:42 AM

Fee: \$31.00

After recording return to:
Heather O. Gilmore, P.C.
1855 Fairgrounds Road NE, Suite 200
Salem, OR 97303-7132

Until a change is requested, send tax statements to:
No change.

Warranty Deed

GLEN R. CROUCH and SHARLINE J. CROUCH, husband and wife as tenants by entirety, "Grantors," hereby convey and warrant to GLEN R. CROUCH and SHARLINE J. CROUCH, TRUSTEES OF THE GLEN R. CROUCH AND SHARLINE J. CROUCH JOINT REVOCABLE TRUST, "Grantees," all of Grantor's right, title, and interest in and to the following real property, free of encumbrances except for matters of public record:

See Attached Exhibit A.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS NONE.

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.

WITNESS the hand of said Grantor on this 23rd day of July, 2007.

GRANTORS:

Glen R. Crouch
Glen R. Crouch

Sharline J. Crouch
Sharline J. Crouch

STATE OF OREGON)
) ss.
County of Marion)

On this 23rd day of July, 2007, before me personally appeared the above named GLEN R. CROUCH and SHARLINE J. CROUCH, and acknowledged the foregoing instrument to be her voluntary act and deed.

Heather O Gilmore
Notary Public of Oregon



EXHIBIT A

LEGAL DESCRIPTION

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 32: The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying East of the center thread of Sprague River, and the SE $\frac{1}{4}$ lying South of the center thread of the Sprague River.

Section 33: The W $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying South of the center thread of Sprague River, and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying South and West of the center thread of the Sprague River;

EXCEPTING THEREFROM the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 33.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Lots 2 and 3 lying North and West of the center thread of Sprague River, that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and S $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying North and West of the center thread of Sprague River, and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying North of the center thread Sprague River.

Section 5: The NE $\frac{1}{4}$; the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying East of the center thread of Sprague River.