

2010-011496

Klamath County, Oregon



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09/28/2010 03:10:37 PM

Fee: \$47.00

THIS SPACE



After recording return to:
Dean H. Davis and Vicki K. Davis
1635 Bly Mountain Cutoff Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Dean H. Davis and Vicki K. Davis
1635 Bly Mountain Cutoff Road
Bonanza, OR 97623

File No.: 7021-1618291 (SFK)
Date: September 02, 2010

STATUTORY WARRANTY DEED

Donald E. Crowe, initial trustee of the Donald E. Crowe Trust dated August 07, 2002, Grantor,
conveys and warrants to **Dean H. Davis and Vicki K. Davis, husband and wife**, Grantee, the
following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$255,000.00**. (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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 27 day of Sept, 2010.

Donald E. Crowe, initial trustee of the Donald E. Crowe Trust dated August 07, 2002

Donald E. Crowe Trustee
Donald E. Crowe, Trustee

STATE OF ~~Oregon~~ California
)ss.

County of ~~Klamath~~ Contra Costa

This instrument was acknowledged before me on this 27th day of September, 2010
by **Donald E. Crowe, Trustee.**

[Signature]

Notary Public for ~~Oregon~~ California
My commission expires: 5/24/2011

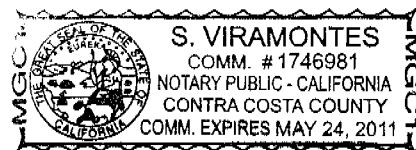


EXHIBIT A

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

A PARCEL OF LAND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 34 AND 35, SAID CORNER BEING MARKED WITH A HALF INCH REBAR WITH THE ORIGINAL SCRIBED CORNER STONE NEXT TO IT FROM WHICH A 13" JUNIPER BEARING TREE BEARS NORTH 24° EAST 118.4 FEET; AND A 22" JUNIPER BEARING TREE BEARS SOUTH 69° WEST 205.00 FEET; THENCE SOUTH 1° 14' 58" WEST 1000.00 FEET, ALONG THE SECTION LINE COMMON TO SECTIONS 34 AND 35, TO A HALF INCH REBAR; THENCE NORTH 89° 17' 58" WEST 903.27 FEET, PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 34, TO A HALF INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF THE BLY-BONANZA CUT-OFF ROAD; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD, TO A HALF INCH REBAR ON THE EAST-WEST CENTERLINE OF SECTION 34; THENCE SOUTH 89° 17' 58" EAST 1041.00 FEET, ALONG SAID EAST-WEST CENTERLINE OF SECTION 34, TO THE PLACE OF BEGINNING.