

UTC 88278-KR

THIS SPACE RES

2010-011674

Klamath County, Oregon



After recording return to:

Eric D. Hempel

5308 Hilldale Street

Klamath Falls, OR 97603



00091107201000116740010018

10/01/2010 03:28:17 PM

Fee: \$37.00

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

Eric D. Hempel

5308 Hilldale Street

Klamath Falls, OR 97603

Escrow No. MT88278-KR

Title No. 0088278

SWD r.012910

STATUTORY WARRANTY DEED

~~the JOHN D. & MARILYN JOYCE BELL FAMILY TRUST~~ **

John D. Bell, Trustee of ~~The Bell Family Trust~~, as to an undivided 1/2 interest and John D. Bell, Trustee of The Marilyn J. Bell Credit Shelter Trust, as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to Eric D. Hempel and Amy T. Hempel, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 7, 8, 9, 10, 11 and 12 in Block 3 of MOUNTAIN VIEW 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.

** who acquired title as John D. Bell, Trustee of the Bell Family Trust
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$355,000.00.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9/27 day of Sept 2010

~~the JOHN D. & MARILYN JOYCE BELL FAMILY TRUST~~

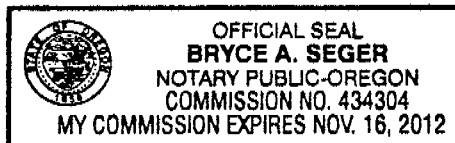
X BY: John D. Bell
John D. Bell, Trustee

The Marilyn J. Bell Credit Shelter Trust

X BY: John D. Bell
John D. Bell, Trustee

State of Oregon

County of WASHINGTON



This instrument was acknowledged before me on Sept 27, 2010 by John D. Bell, Trustee of The ~~Bell Family Trust~~ John D. & Marilyn Joyce Bell Family Trust and John D. Bell, Trustee of The Marilyn J. Bell Credit Shelter Trust.

Bryce A. Seger
(Notary Public for Oregon)

My commission expires Nov 16th, 2012

37AWJ