



THIS SPACE

2010-012207  
Klamath County, Oregon



10/15/2010 03:33:05 PM

Fee: \$47.00

After recording return to:

Robert L. Krieger, Jr.

3220 Old Midland Road

Klamath Falls, OR 97603

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

Robert L. Krieger, Jr.

3220 Old Midland Road

Klamath Falls, OR 97603

Escrow No. MT88425-KR

Title No. 0088425

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**Lawrence L. Hardenbrook and Charles B. Hardenbrook, as tenants in common, Grantor(s) hereby convey and warrant to Robert L. Krieger, Jr. and Camille E. Krieger, 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:**

#### LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon.

A portion of the NE1/4 NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of the Midland Road which bears South 0°30'53" East a distance of 30.0 feet from the North quarter corner of said Section 3; thence South 0°30'53" East along the East line of said NE1/4 NW1/4 a distance of 1288.75 feet to a 5/8 inch iron pin; thence North 89°48'10" West a distance of 299.5 feet to a 5/8 inch iron pin; thence North 0°30'53" West a distance of 1287.28 feet to a 5/8 inch iron pin on the South line of Midland Road; thence North 89°54'58" East along said South line a distance of 299.5 feet to the point of beginning. LESS that portion lying within the right of way of the U.S.R.S. C-4 Lateral.

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 **\$220,000.00**.

47Am

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 13<sup>th</sup> day of October, 2010  
Lawrence L. Hardenbrook  
Lawrence L. Hardenbrook

Signed in counterpart  
Charles B. Hardenbrook

State of \_\_\_\_\_  
County of \_\_\_\_\_

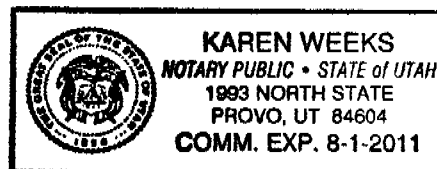
This instrument was acknowledged before me on \_\_\_\_\_, 2010 by Charles B. Hardenbrook.

\_\_\_\_\_  
(Notary Public)  
My commission expires \_\_\_\_\_

State of Utah  
County of Utah

This instrument was acknowledged before me on October 13, 2010 by Lawrence L. Hardenbrook.

Karen Weeks  
(Notary Public)  
My commission expires 8-1-2011



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 13 day of Oct, 2010

Signed in counterpart

Lawrence L. Hardenbrook

Charles B. Hardenbrook

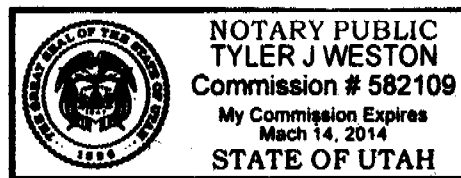
Charles B. Hardenbrook

State of Utah

County of Weber

This instrument was acknowledged before me on October 13, 2010 by Charles B. Hardenbrook.

[Signature]  
(Notary Public)  
My commission expires 3/14/14



State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2010 by Lawrence L. Hardenbrook.

\_\_\_\_\_  
(Notary Public)  
My commission expires \_\_\_\_\_