

WTC 89654-DS

2011-001381
Klamath County, Oregon



THIS SPACE



02/07/2011 03:34:47 PM

Fee: \$42.00

After recording return to:
BELL "A" LAND & CATTLE CO.

P.O. Box 97
LaPine, OR 97737

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

BELL "A" LAND & CATTLE CO.

P.O. Box 97
LaPine, OR 97737

Escrow No. MT89654-DS

Title No. 0089654

SWD-EM r.012910

STATUTORY WARRANTY DEED

DAVID G. CRIDER and LINDA S. CRIDER, as tenants in common, Grantor(s) hereby convey and warrant to **BELL "A" LAND & CATTLE CO., an Oregon Corporation, 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:

That part of the SW1/4 of the SE1/4 of Section 33, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Little Deschutes River, in Klamath County, Oregon.

TOGETHER WITH an easement for ingress, egress and utilities over the Northerly sixty-six (66) feet and the Easterly sixty-six feet (66) feet of the SE1/4 of the SW1/4 of Section 33, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement for ingress and egress recorded Volume M95 page 18255; and easements for ingress and egress recorded July 28, 1995 and August 16, 1995, Volume M95 page 19767 and Volume M95 page 21778, Microfilm Records of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$177,815.44**.

427910

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 4 day of FEB, 2011.

David G. Crider
DAVID G. CRIDER

Linda S. Crider
LINDA S. CRIDER

State of Oregon
County of Deschutes

This instrument was acknowledged before me on Feb. 4, 2011 by DAVID G. CRIDER and LINDA S. CRIDER.

Daphne Brix
(Notary Public for Oregon)

My commission expires 6/19/2014

