2013-000036 Klamath County, Oregon

00129362201300000360020025

01/02/2013 10:44:25 AM

Fee: \$42.00

## WARRANTY DEED

Recording requested and when recorded return to:

Erin K. MacDonald Karnopp Petersen LLP 1201 NW Wall Street Bend, Oregon 97701-1957 Until a change is requested, all tax statements shall be sent to the following address:

No change

The true consideration for this conveyance is for vesting purposes.

THERESA CLIFF, Grantor, conveys and warrants to BELL "A" LAND AND CATTLE COMPANY, an Oregon Corporation, Grantee, whose address is P.O. Box 97, LaPine, Oregon 97739, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record:

The Southeast Quarter of the Southwest Quarter (SE 1/4, SW 1/4) of Section 33, Township 23 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

Tax Account Nos.: R127357, R787170, and R787189.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED EFFECTIVE: December 20, 2012.

Grantor

THERESA CLIFF

STATE OF OREGON

)ss.

County of Deschutes

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2012, by **THERESA CLIFF.** 

OFFICIAL SEAL.

KAREN M KEMP

NOTARY PUBLIC-OREGON
COMMISSION NO. 453839

MY COMMISSION EXPIRES NOVEMBER 15, 2014

*PYUUU 711. 70014* NOTARY PUBLIC FOR OREGON

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