



2013-002839
Klamath County, Oregon
03/15/2013 03:20:35 PM
Fee: \$47.00

After recording return to:

LYNDELL DC CROCKER

P.O. Box 383

Chiloquin OR 97624

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

LYNDELL DC CROCKER

P.O. Box 383

Chiloquin, OR 97624

Escrow No. MT96802-LW

Title No. 0096802

SWD r.020212

STATUTORY WARRANTY DEED

CARL R. WILLIAMS,

Grantor(s), hereby convey and warrant to

LYNDELL DC CROCKER,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

47 AMT

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 this 15 day of March 2013.

Carl R. Williams
CARL R. WILLIAMS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 15, 2013 by CARL R. WILLIAMS.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 of the NE1/4 of the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Westerly right of way line of the County Road EXCEPTING THEREFROM the following:

A parcel of land situate in the N1/2NE1/4SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette meridian; being more particularly described as follows: Beginning at a point on the West line of the NE1/4SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian from which point the Northwest corner of said NE1/4SE1/4 bears N 0°17' East 440.0 feet distant; thence East 82.0 feet; thence S 0°17' W 95.0 feet; thence East 196 feet, more or less, to a point on the Westerly right-of-way line of Uhrmann Road, as the same is presently located and constructed; thence Southeasterly along said Westerly right-of-way line 126 feet, more or less, to its intersection with the South line of the N1/2NE1/4SE1/4 of said Section 7; thence Westerly along said South line 298 feet, more or less, to the Southwest corner of said N1/2NE1/4SE1/4; thence N 0°17' East 220 feet, more or less, to the point of beginning.