



THIS SPACE RESERVED FOR

2013-009795
Klamath County, Oregon
08/27/2013 09:45:22 AM
Fee: \$42.00

After recording return to:

Taylor- Rose Stone

11800 Tingley Ln. #40

Klamath Falls, OR 97603

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

Taylor- Rose Stone

11800 Tingley Ln. #40

Klamath Falls, OR 97603

Escrow No. MT98613-LW

Title No. 0098613

SWD r.020212

STATUTORY WARRANTY DEED

Anthony D. Crites and Jeanette L. Crites, as tenants by the entirety, and June Dodd,

Grantor(s), hereby convey and warrant to

Taylor- Rose Stone,

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:

A parcel of land situated in Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1328.01 feet and East 1953.22 feet from the Southwest corner of Section 1; thence North 88° 16' East a distance of 50 feet to an iron pipe; thence North 01° 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01° 44' West of the point of beginning; thence South 01° 44' East to the point of beginning.

The true and actual consideration for this conveyance is **\$15,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

42. 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 16 day of August, 2013

June Dodd
June Dodd

Jeanette L. Crites
Jeanette L. Crites

Anthony D. Crites
Anthony D. Crites

State of Oregon
County of JACKSON

This instrument was acknowledged before me on AUGUST 16, 2013 by June Dodd, Anthony D. Crites and Jeanette L. Crites.

[Signature]
(Notary Public for Oregon)

My commission expires 5-27-2014

