



MT99288-MS

THIS SPACE RESERVED FOR RE

After recording return to:

James Creswell

10665 Creswell Ranch Rd

Klamath Falls, OR 97601

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

James Creswell

12129 Old Fort Road

Klamath Falls, OR 97601

Escrow No. MT99288-MS

Title No. 0099288

SWD r.020212

STATUTORY WARRANTY DEED

Whitney A. Sieben and Debra A. Sieben, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James E. Creswell and Carol G. Creswell, 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:

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

The true and actual consideration for this conveyance is **\$420,000.00**.


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:

Ant.

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.

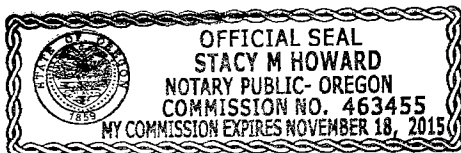
Dated this 18 day of OCT, 2013.


Whitney A. Sieben


Debra A. Sieben

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 28th, 2013 by Whitney A. Sieben and Debra A. Sieben.





(Notary Public for Oregon)
My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Minor Partition 11-88 described as:

A parcel of land located in the N1/2 SE1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the East one-quarter corner of Section 20, Township 37 South, Range 9 East of the Willamette Meridian; thence along the East line of said Section 20, South 01 degree 07' 21" West 610.03 feet; thence North 87 degrees 57' 55" West 2,040.25 feet to a point on the Easterly right of way line of Old Fort Road; thence along said right of way line North 23 degrees 56' 22" West 59.77 feet; thence following said right of way line 317.45 feet along the arc of a 468.22 foot radius curve to the right, the long chord of which bears North 4 degrees 31' 00" West 311.40 feet; thence continuing on said right of way line 259.23 feet along the arc of a 498.07 foot radius curve to the left, the long chord of which bears North 00 degrees 00' 13" West 256.31 feet, to a point on the North line of the SE1/4 of said Section 20; thence South 87 degrees 42' 43" East 2,101.39 feet to the point of beginning.