

18 2258596-MT



After recording return to:  
Benjamin Joseph Cross  
63850 Pioneer Loop  
Bend, OR 97701

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Benjamin Joseph Cross  
63850 Pioneer Loop  
Bend, OR 97701

File No.: 7021-2258596 (MT)  
Date: May 28, 2014

THIS SPACE RESERVED FOR RECORD

2014-005765

Klamath County, Oregon

05/30/2014 01:49:50 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**Chris Hicks**, Grantor, conveys and warrants to **Benjamin Joseph Cross**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Section 28, Township 28 South, Range 7 East, W. M., Klamath County, Oregon; thence North 77°59'42" West 596.16 feet to the center point of aforesaid site; thence South 24°49'06" West 100 feet to a point marked by a stake on the Southerly line of said site, said point being the true point of beginning of this description; thence North 65°10'54" West 100 feet to a point marked by a stake; thence North 24°49'06" East 200 feet to a point marked by a stake; thence South 65°10'54" East 200 feet to a point marked by a stake; thence South 24°49'06" West 200 feet to a point marked by a stake; thence North 65°10'54" West 100 feet, more or less, to the true point of beginning.

TOGETHER with a nonexclusive easement on a strip of land forty (40) feet in width for a right of way and the construction of a road approximately 1,630 feet in length, over and across a portion of the Northeast quarter (NE 1/4) of Section 33, Township 28 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, together with a nonexclusive easement on two existing roads approximately 4 miles in length, known as the "Briggs Logging Road", and a portion of the "Cottonwood Creek Road", as said roads now extend over and across Section 6 of Township 29 South, Range 8 East, W. M., Section 1 of Township 29 South, Range 7 East, W. M., Section 27, 33, 34, 35 and 36 of Township 28 South, Range 7 East, W. M., said roads to be used for access purposes to and from U. S. Highway No. 97 and the above real property.

Subject to:

Consideration \$ 84,500.00

F.  
57.00

APN: **R740345**

Statutory Warranty Deed  
- continued

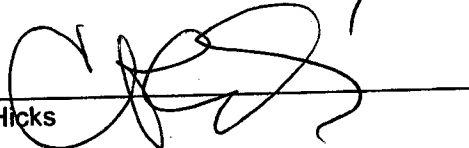
File No.: **7021-2258596 (MT)**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$84,500.00**. (Here comply with requirements of ORS 93.030)

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 29 day of May, 2014.

  
Chris Hicks

STATE OF California )

)ss.

County of Siskiyou )

This instrument was acknowledged before me on this 29 day of May, 2014  
by **Chris Hicks**.

  
Notary Public for California

My commission expires: 3/9/2015

State of California, County of Siskiyou  
On 5-29-14 before me, Valarie A. Wiley  
Notary Public, personally appeared Chris Hicks  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

