

2014-013289

Klamath County, Oregon

12/26/2014 01:20:30 PM

Fee: \$47.00



After recording return to:
Cara L. Crump and Derek J. Crump
2446 Lindley Way
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Cara L. Crump and Derek J. Crump
2446 Lindley Way
Klamath Falls, OR 97601

File No.: 7021-2346046 (MT)
Date: November 12, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

FATCO 2346046

STATUTORY WARRANTY DEED

Melinda M. Brown, Successor Trustee of the Hetrick Revocable Living Trust, dated May 25, 1999, Grantor, conveys and warrants to Cara L. Crump and Derek J. Crump, wife and husband as tenants by the entirety, 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:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW 1/4 of the NW 1/4; thence North 89°55' East along the North line of said SW 1/4 of the NW 1/4, 819.09 feet to a 1/2 inch iron pin; thence South 00°05' East, 124.67 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 00°05' East 249.33 feet to a 1/2 inch iron pin in the Northerly right of way line of Lindley Way; thence South 89°55' West along said right of way line 122.50 feet to a 1/2 inch iron pin; thence North 00°05' West, 249.33 feet to a 1/2 inch iron pin; thence North 89°55' East, 122.50 feet to the point of beginning.

Subject to:

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 **\$206,000.00**. (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 23 day of December, 20 14.

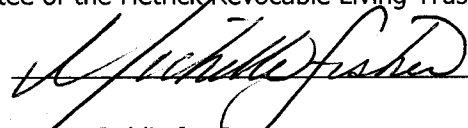
Melinda M. Brown, Successor Trustee of the
Hetrick Revocable Living Trust


Melinda M. Brown, Successor Trustee

STATE OF Oregon)
County of Linn)ss.

This instrument was acknowledged before me on this 23 day of December, 20 14
by as of Melinda M. Brown, Successor Trustee of the Hetrick Revocable Living Trust, on behalf of the .




Notary Public for Oregon

My commission expires: 6-25-16