

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Rodney Nelson Murray, Trustee,
Marcella M. Bell, Trustee &
Gregory S. Young, et al
22050 Regnart Road
Cupertino, CA 95014

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2015-000957

Klamath County, Oregon

02/03/2015 12:05:02 PM

Fee: \$47.00

WARRANTY DEED


MARCELLA BELL, Grantor, conveys and warrants to MARCELLA M. BELL, Trustee of the MARCELLA M. BELL REVOCABLE TRUST dated MARCH 23, 2001, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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, AND 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 January, 2015


MARCELLA BELL

STATE OF OREGON)
) ss.
County of Klamath)

On this 23 day of January, 2015, personally appeared the above-named MARCELLA BELL, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Notary Public for Oregon



EXHIBIT "A"

PARCEL I: An undivided one-fourth ($\frac{1}{4}$) interest in the following described real property:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36, Township 34 South, Range 13 East of the Willamette Meridian. EXCEPT for a parcel of land 60 feet wide situate 30 feet on each side of the center line of the presently existing railroad constructed over and across the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 36 in said township and range.

(Account No. R113399)

PARCEL II: An undivided one-third ($\frac{1}{3}$) interest in the following described real property:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 36, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

(Account No. R113380)