



THIS SPACE RESE

2015-002182
Klamath County, Oregon
03/12/2015 10:45:31 AM
Fee: \$67.00

After recording return to:

Paul Robert Crawford and Alysha Dawn Crawford

P.O. Box 45

Malin, OR 97632

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

Paul Robert Crawford and Alysha Dawn Crawford

P.O. Box 45

Malin, OR 97632

File No. 33189AM

STATUTORY WARRANTY DEED

Dennis Hynes, Trustee of the J & J Family Trust,

Grantor(s), hereby convey and warrant to

Paul Robert Crawford and Alysha Dawn Crawford, 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:

PARCEL 1:

The Southeast quarter of the Northwest quarter of Section 15 Township 41 South, Range 12 East of the Willamette Meridian, Excepting 2 acres more or less deeded to W.J. Holbrook et us by deed 94, page 232 and excepting 2 acres more or less deeded to Louis Kalina, Jr., by deed 94, page 309, Klamath County Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of American in deed recorded November 27, 1906 in Volume 21, Page 511, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon for roadway in deed recorded January 18, 1929 in Volume 85, Page 165, Deed Records of Klamath County Oregon.

PARCEL 2:

The Southwest quarter of the Northeast quarter of Section 15, in Township 41 South, Range 12 East of the Willamette Meridian, subject however to right of way for ditches conveyed to the Malin Irrigation District, Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of American in deed recorded November 27, 1906 in Volume 21, Page 511, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon for roadway in deed recorded January 18, 1929 in Volume 85, Page 165, Deed Records of Klamath County Oregon.

PARCEL 3:

That part of the NW1/4 of the SE1/4 of Section 15, Township 41 South, Range 12, East of the Willamette Meridian, lying Northerly of the Klamath Irrigation District 'D' Canal, Klamath County, Oregon.

4700

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

4112-01500-00500-000 R110141
4112-01500-01000-000 R110098
4112-01500-00700-000 R110105

The true and actual consideration for this conveyance is \$250,000.00.

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:

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 11th day of March, 2015.

Dennis Hynes, Trustee of the J & J Family Trust

by Dennis Hynes

Dennis Hynes, Trustee

State of OR} ss.
County of Klamath}

On this 11th day of March, 2015, before me, Marjorie A. Stuart a Notary Public in and for said state, personally appeared Dennis Hynes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marjorie A. Stuart
Notary Public for the State of OR»
Residing at: Klamath Falls
Commission Expires: 12/03/2018

