



2017-010196

Klamath County, Oregon

09/08/2017 04:06:00 PM

Fee: \$57.00

Grantor: Kenneth S. Curbow and Marie M. Curbow

Grantee: CD DG Crescent, LLC, a Texas limited liability company

After recording return to:

CD DG Crescent, LLC

4336 Marsh Ridge Road

Carrollton, TX 75010

Send tax statements to the following address:

CD DG Crescent, LLC

4336 Marsh Ridge Road

Carrollton, TX 75010

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**STATUTORY WARRANTY DEED**

**KENNETH S. CURBOW AND MARIE M. CURBOW,**

as Grantor(s), hereby conveys and warrants to **CD DG CRESCENT, LLC**, a Texas limited liability company,

as Grantee(s), the following described real property in the County of **Klamath** and State of Oregon:

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

free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true and actual consideration for this conveyance is **\$225,000.00**.

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 6 day of ~~August~~, 2017. September

Kenneth S. Curbow  
Kenneth S. Curbow

Marie M. Curbow  
Marie M. Curbow

State of IDAHO } ss.  
County of CANYON }  
SEPTEMBER

On this 6 day of ~~August~~, 2017, before me, TERI HAYS a Notary Public in and for said state, personally appeared Kenneth S. Curbow and Marie M. Curbow, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

Teri Hays  
Notary Public for the State of IDAHO  
Residing at: WILDER  
Commission Expires: 7/27/2023



**EXHIBIT "A"**

A portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the Northerly line of Ward Street with the Westerly right of way line of the Dalles – California Highway as established by deed to the State of Oregon in Deed Volume 154, page 556, Deed Records of Klamath County, Oregon; thence Northeasterly along the Westerly right of way line of said Dalles – California Highway 300 feet to a point; thence Northwesterly at right angles to the Westerly line of said Dalles – California Highway, a distance of 255.0 feet to a point; thence Southwesterly on a line parallel to the Dalles – California Highway 100 feet to the intersection of the Easterly line of the right of way of the Klamath Northern Railway; thence Southeasterly along the Easterly line of said right of way to the intersection with the Northerly line of Ward Street; thence Southeasterly along the Northerly line of Ward Street 171.24 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation by Deed Recorded August 20, 2010 in 2010-009964, Records of Klamath County, Oregon.

*RS*

*M.M.C.*

EXHIBIT "B"

1. Taxes or assessments for fiscal year 2017-2018 and subsequent years, which are not yet due and payable.
2. The provisions contained in Patent, Recorded: May 28, 1906,  
Instrument No.: Volume 20, page 186, Deed Records.
3. An easement including the terms and provisions  
thereof, affecting the portion of said premises and  
for the purposes stated therein as set forth in  
instrument:  
Granted To: Crescent Water Association  
Recorded: May 16, 2000  
Instrument No.: M00, page 17704
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for  
the purposes stated therein as set forth in instrument:  
Granted To: BC  
Koch, LLC Recorded:  
June 21, 2001  
Instrument No.: M01, page 29876
5. An easement including the terms and provisions thereof, affecting the portion of said premises and  
for the purposes stated therein as set forth in instrument:  
Granted To: Pacific Northwest Bell Telephone Company, a Washington corporation  
Recorded: February 7, 1990  
Instrument No.: M90, page 2567  
  
Said easement was assigned to Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications,  
an Oregon Corporation, by instrument dated October 20, 1995, recorded November 17, 1995, in Volume  
M95, page 31559, Microfilm Records of Klamath County, Oregon.
6. Terms and provisions contained in Ordinance 44.117 from the Board of County Commissioners  
Klamath County, Oregon  
Recorded: May 2, 2017  
Instrument: 2017, page 004553

RLC

M.M.C.