



After recording return to:  
Benjamin A. Evans and Gricelda  
Evans  
42805 Hiatt Lane  
Hemet, CA 92544

Until a change is requested all tax statements  
shall be sent to the following address:  
Benjamin A. Evans and Gricelda Evans  
42805 Hiatt Lane  
Hemet, CA 92544

File No.: 7021-836550 (MTA)  
Date: June 08, 2006

**M06-12198**

Klamath County, Oregon

06/14/2006 12:22:03 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Robert Paul Hibbard who aquired title as Robert Paul**, Grantor, conveys and warrants to **Benjamin A. Evans and Gricelda Evans as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 1, 2, 3 AND 4, BLOCK 22 OF OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

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 **\$5,000.00**. (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 197.352. 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 APPROVED USES AND 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 197.352.

APN: R283035

Statutory Warranty Deed  
- continued

File No.: 7021-836550 (MTA)  
Date: 06/08/2006

Dated this June day of 10, 2006.

Robert Paul Hibbard  
Robert Paul Hibbard

STATE OF Oregon ~~CALIFORNIA~~ )  
 )ss.  
County of Klamath ~~Los Angeles~~ )

This instrument was acknowledged before me on this 10<sup>th</sup> day of JUNE, 2006,  
by **Robert Paul Hibbard**.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 6/24/08

