



After recording return to:
Marla Hanlon-Abeita and Jan A.
Abeita
6080 Uhrmann Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Marla Hanlon-Abeita and Jan A. Abeita
6080 Uhrmann Rd.
Klamath Falls, OR 97601

File No.: 7021-1226173 (DMC)
Date: May 13, 2008

2008-007531

Klamath County, Oregon



05/23/2008 01:54:08 PM

Fee: \$31.00

THIS SPAC

STATUTORY WARRANTY DEED

Lawrence L. George, Grantor, conveys and warrants to **Marla Hanlon-Abeita and Jan A. Abeita as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

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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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of May, 2008.


Lawrence L. George

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of May, 2008
by **Lawrence L. George**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. DESCRIBED AS FOLLOW:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID AND THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD, SAID POINT BEING 251.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE SOUTH A DISTANCE OF 449.9 FEET; THENCE EAST A DISTANCE OF 156 FEET; THENCE NORTH A DISTANCE OF 388.66 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 68° 34" WEST A DISTANCE OF 167.59 FEET TO THE POINT OF BEGINNING.