

2008-011018

Klamath County, Oregon



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THIS SPACE I

08/04/2008 11:53:00 AM

Fee: \$31.00



After recording return to:  
Jay M. Lang and Wendy A. Lang  
5733 Bluffs Drive  
Rocklin, CA 95765

Until a change is requested all tax statements  
shall be sent to the following address:  
Jay M. Lang and Wendy A. Lang  
5733 Bluffs Drive  
Rocklin, CA 95765

File No.: 7021-1233702 (DMC)  
Date: May 21, 2008

### STATUTORY WARRANTY DEED

**John A. Evans and Rebecca M. Evans, as tenants by the entirety**, Grantor, conveys and warrants to **Jay M. Lang and Wendy A. Lang 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 25 day of July, 2008

  
John A. Evans

  
Rebecca M. Evans

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25 day of July, 2008  
by **John A. Evans and Rebecca M. Evans.**

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



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A piece or parcel of land situated in the Northeast quarter of the Northwest quarter of Section 16, Township 41 South, Range 12 E.W.M., in Klamath County, Oregon, containing 3.837 acres, more particularly described as follows:

Commencing at a point in the centerline of the County Road, marking the Easterly boundary of the said Northeast quarter of the Northwest quarter of the said Section 16, Township 41 South, Range 12, E.W.M., as the same is now located and constructed and from which point the North quarter corner of the said Section 16, Township 41 South, Range 12 E.W.M., bears North 486.53 feet distant and running thence North 88°34' West 325.80 feet; thence South and parallel with said County Road centerline, 514.27 feet, more or less, to a point in the center line of a drain ditch constructed along the line marking the Southerly boundary of the North half of the South half of the said Northeast quarter of the Northwest quarter (N1/2S1/2 NE1/4 NW1/4); thence South 88°59' East along said centerline of said drain ditch, 325.76 feet, more or less, to a point in the centerline of the said County Road, thence North 511.90 feet, more or less, along said road centerline to said point of beginning.

NOTE: This legal description was created Prior to January 1, 2008.