

1st 1656000

2010-013532

Klamath County, Oregon



11/23/2010 12:17:58 PM

Fee: \$42.00

After recording return to:
Benjamin Hirengen and Joy L
Hirengen
8270 Hill Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin Hirengen and Joy L Hirengen
8270 Hill Rd.
Klamath Falls, OR 97603

File No.: 7021-1656000 (SFK)
Date: November 10, 2010

STATUTORY WARRANTY DEED

Jerry R. Bowers and Gretchen R. Bowers, husband and wife, Grantor, conveys and warrants to **Benjamin Hirengen and Joy L Hirengen, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 89° 54' 41" EAST 10.70 FEET; THENCE SOUTH 00° 19' 32" WEST 1,537.06 FEET; THENCE WEST 822.06 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 744.14 FEET; THENCE NORTH 40° 20' 19" EAST 241.51 FEET; THENCE EAST 25.67 FEET; THENCE NORTH 560.05 FEET; THENCE WEST 182.00 FEET TO THE TRUE POINT OF BEGINNING.

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.

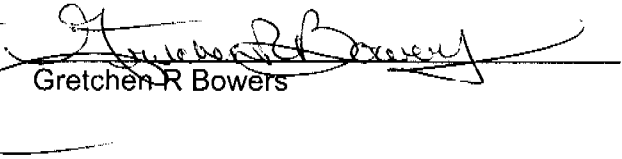
The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

8

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

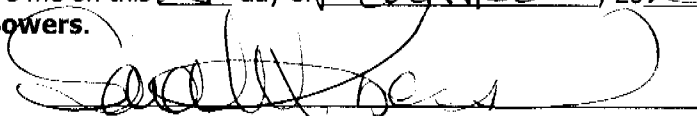
Dated this 18 day of November, 2010

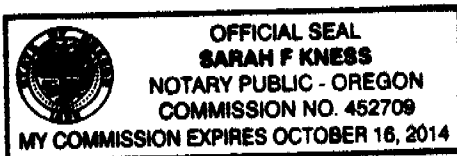

Jerry R Bowers


Gretchen R Bowers

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of November, 2010
by **Jerry R Bowers and Gretchen R Bowers.**





Notary Public for Oregon

My commission expires: 10/16/2014