2011-001226 Klamath County, Oregon

00096241201100012260030038

AND AND ALC.

After recording return to: Henry James Evans and Michelle Evans 46 Pineridge Lane Eagle Point, OR 97524

Until a change is requested all tax statements shall be sent to the following address: Henry James Evans and Michelle Evans 46 Pineridge Lane Eagle Point, OR 97524

File No.: 7021-1672346 (ALF) Date: December 30, 2010

1672346

THIS SPAC

02/02/2011 03:05:00 PM

Fee: \$47.00



STATUTORY WARRANTY DEED

Elizabeth B. Poytress, Grantor, conveys and warrants to **Henry James Evans and Michelle Evans**, **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:

The E1/2 of the SE1/4 of the NW1/4 of the NE1/4 in Section 17, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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 \$49,900.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

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 <u> </u>	of Jani	iany	, 20_//
Gellegat		0	
Elizabeth B. Poytress			
STATE OF Oregon)		

)ss.)

County of Klamath

This instrument was acknowledged before me on this _____ day of _____, 20____, by Elizabeth B. Poytress.

Notary Public for Oregon My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
County of Ventura	
	splic
	,
personally appeared Eli Zabeth B. For IVESS	



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who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official set Signature Signature of

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Place Notary Seal Above

Title or Type of Document: <u>Statutory</u> Wo	reanty Decel	
Document Date: Dec.ember 30,2010	Number of Pages:	2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
	🗆 Individual
Corporate Officer — Title(s):	Corporate Officer — Title(s):
Partner — Limited General Right Thumperint	Partner — Limited General RIGHT THUMBPRINT
Attorney in Fact	Attorney in Fact OF SIGNER
Trustee	Top of thumb here
Guardian or Conservator	Guardian or Conservator
□ Other:	Other:
Signer Is Representing:	Signer Is Representing:

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