

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Michael E. Long, Inc.
 15731 SW Oberst Ln PB 1148
 Sherwood, Oregon 97140
 Robert D. Hard and Lynette E. Hard
 P.O. Box 182
 Start-Up Washington 98293

2011-007050
 Klamath County, Oregon



00103100201100070500010016

SPACE 06/09/2011 10:10:12 AM

Fee: \$37.00

After recording, return to (Name, Address, Zip):

Robert D. Hard and Lynette E. Hard
 P.O. Box 182
 Start-Up Washington 98293

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Robert D. Hard and Lynette E. Hard
 P.O. Box 182
 Start-Up Washington 98293

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *** Michael E. Long, Inc. ***

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
 *** Robert D. Hard and Lynette E. Hard ***

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

30140 Drews Rd. Sprague River, Oregon 97639 Map: R-3611-009B0-07600-000 Lot 16, Portion of Lot 27, Nimrod River Park Klamath County Oregon. More clearly, Lot 16 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. TOGETHER WITH a portion of Lot 27 of Nimrod River Park, more particularly described as follows: Beginning at the Southeast corner of Lot 16; thence South 1 degree 04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the prolongation of the Westerly sideline of said Lot 16 and the Northerly river bank; thence from said intersection North 1 degree 04' West to the Southwest corner of said Lot 16; thence South 76 degrees 02'30" East along the Southerly lot line of said lot to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on June 2nd 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Michael E. Long

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

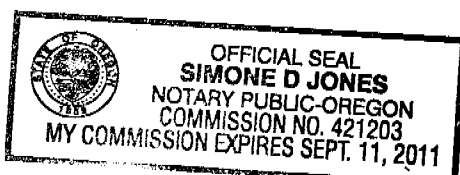
Michael E. Long

as

President

of

Michael E. Long, Inc.



Notary Public for Oregon

My commission expires 9/11/11