

2012-002717

Klamath County, Oregon



00115283201200027170020024

03/13/2012 03:25:40 PM

Fee: \$42.00

GRANTOR:

FRANKLIN D. EATON
MARCIA L. EATON
PO BOX 308
CRESCENT, OR. 97733

GRANTEE:

ELAM J. RHODES
149068 Mabel Drive
LaPine, Or. 97739

After Recording Return to:

FRANLIN D. EATON
MARCIA L. EATON
PO BOX 308
CRESCENT, OR. 97733

This is a correctory deed to correct the Grantee clause and
the legal description of the original deed.
Recorded 10/20/2010 Book 2010 Page 012395

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

STATUTORY WARRANTY DEED / Correction Deed 22

FRANKLIN D. EATON and MARCIA L. EATON, herein called grantor, convey(s) and warrant(s) to

ELAM J. RHODES, SUCCESSOR TRUSTEE OF THE DONALD L. KOCH REVOCABLE LIVING TRUST, herein called grantee, all that real property situated in the County of **KLAMATH** State of Oregon, described as:

A tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 27; thence North 89°46'36" East 662.79 feet; thence North 00°17'12" West 987.89 feet to the TRUE POINT OF BEGINNING; thence North 00°17'12" West 329.30 feet; thence East 661.19 feet; thence South 00°21'21" East 329.31 feet; thence West 661.59 feet to the TRUE POINT OF BEGINNING.

(Tax #137453 and 877957)

424m

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$55,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: March 7, 2012

Franklin D. Eaton
FRANKLIN D. EATON

Marcia L. Eaton
MARCIA L. EATON

STATE OF OREGON, County of DESCHUTES) ss.

On 3/7/2012, personally appeared the above named FRANKLIN D. EATON and MAARCIA L. EATON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Diana Sutton
Notary Public for Oregon
My commission expires: 10/13/15



Official Seal