



2013-002733

Klamath County, Oregon

03/13/2013 01:57:05 PM

Fee: \$37.00

After recording return to:

Christina Anne HunterPO Box 94 870 North Arm RoadTaylorsville, CA 95983

Until a change is requested all tax statements shall be sent to the following address:

Christina Anne HunterPO Box 94 870 North Arm RoadTaylorsville, CA 95983Escrow No. MT96726-CTTitle No. 0096726

SWD1 r.020212

STATUTORY WARRANTY DEED**Edward L. Britton and Alma D. Britton, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Christina Anne Hunter,Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:**A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:****Beginning at the Northeast corner of Parcel 2 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 767.85 feet; thence South 89 degrees 06' 41" West 502.86 feet to the Northwest corner of said Parcel 2; thence South 00 degrees 52' 52" East, along the West line of said Parcel 2, 172.00 feet; thence North 89 degrees 06' 41" East 499.74 feet to the East line of said Parcel 2; thence North 00 degrees 09' 35" East 172.03 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.**The true and actual consideration for this conveyance is **\$127,500.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, 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.

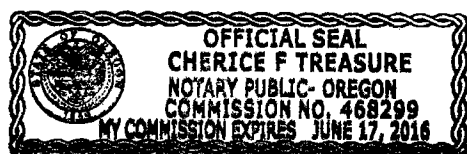
Dated this 13 day of March, 2013

Edward L. Britton

Alma D. Britton

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 13, 2013 by Edward L. Britton and Alma D. Britton.

37 Amt

(Notary Public for Oregon)