



**2013-003251**  
 Klamath County, Oregon  
 03/27/2013 11:37:13 AM  
 Fee: \$47.00

After recording return to:

EDWIN LANE ANDERSON

2528 4TH STREET

BONANZA, OR 97623

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

EDWIN LANE ANDERSON

2528 4TH STREET

BONANZA, OR 97623

Escrow No. MT96673-SH

Title No. 0096673

SWD r.020212

### STATUTORY WARRANTY DEED

**GERALD R. CLARK and BARBARA A. CLARK, with the rights of survivorship,**

Grantor(s), hereby convey and warrant to

**EDWIN LANE ANDERSON,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$171,550.00**.

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:

Trust Deed dated May 22, 1996, recorded on May 24, 1996, in Volume M96, page 15110, records of Klamath County, Oregon, in the amount of \$75,000.00 in favor of Barbara Hartley, Beneficiary. Grantee named above DO NOT agree to assume nor pay said Trust Deed and Grantors will hold Grantee harmless therefrom.

47 AMT

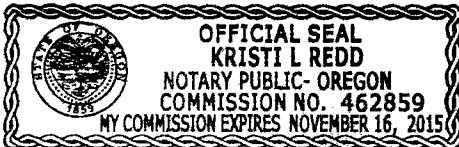
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22<sup>nd</sup> day of March, 2013

Gerald R. Clark  
GERALD R. CLARK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 22 2013 by GERALD R. CLARK.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2015

Barbara A. Clark  
BARBARA A. CLARK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 26 2013 by BARBARA A. CLARK.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2015

## LEGAL DESCRIPTION

### “EXHIBIT A”

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#### EXHIBIT "A" LEGAL DESCRIPTION

Out Lots 1, 2, 3 and 4, BOWNE ADDITION TO BONANZA, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT from Lot 1 all property lying East of the following described line:

Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situated South 33°30' East 1182.72 feet from the Northwest corner of the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said Deed recorded in Volume 223, page 349 of Klamath County Deed records on August 4, 1948; thence South to the point of intersection of the North or right bank of Lost River, and the true point of beginning; thence North to the South line of River Street.