

2013-004021

Klamath County, Oregon

04/16/2013 01:36:53 PM

Fee: \$42.00

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MTC 1396-11098

AFTER RECORDING MAIL TO:

David Hand and Kathy Coon

4502 Denver Avenue

Klamath Falls, OR 97603

Escrow No.: 00028363

**Statutory Warranty Deed
(FULFILLMENT)**

THE GRANTOR Puget Sound Title Company, a Washington corporation, for and in consideration of [Fulfillment of Real Estate Contract] in hand paid, conveys, grants and warrants to David Hand and Kathy Coon, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Tax Parcel Number(s): 3909-011bc-02800-000, M-111408

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION TO THIS STATUTORY WARRANTY DEED IN FULFILLMENT OF REAL ESTATE CONTRACT

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated [July 18, 2001], and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale or stamped exempt on [], Rec. No. [].

Dated this 20TH day of December, 2006.

Puget Sound Title Company, a Washington corporation

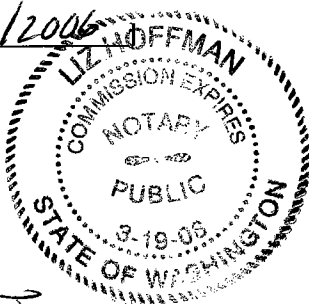
By: Roger Lee Johnson, CEO

STATE OF WASHINGTON }
COUNTY OF Pierce]

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I certify that I know or have satisfactory evidence that [Roger Lee Johnson] [is] the person who appeared before me, and said person acknowledged that [he] signed this instrument, on oath stated that [he is] authorized to execute the instrument and acknowledged it as the [CEO] of Puget Sound Title Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12/20/2006



[Signature]
Notary Public in and for the State of Washington
Residing at CLATSOP
My appointment expires: 3-19-08

42 AMT

EXHIBIT "A"

To be attached to and incorporated by reference into Statutory Warranty Deed in Fulfillment of Real Estate Contract wherein Puget Sound Title Company, a Washington corporation, is the Grantor and David Hand and Kathy Coon, are Grantees .

LEGAL DESCRIPTION

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the centerline of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 44 1/2' West along the centerline of said roadway a distance of 1014.4 feet to a point in the West boundary of said Section 11, and North 0° 13 1/4' West along the Section line 1662.5 feet; running thence South 0° 7' East 331.75 feet to a point in the Southerly boundary of said N1/2 of the SW1/4 of the NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° 7' West 331.7 feet more or less to the center line of said Roadway; thence South 89° 44 1/2' West along the center line of said roadway, 67.5 feet more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying within Denver Avenue.

TOGETHER WITH a 1972 Champion Mobile Home with license plate number of X111408, Title number 9305463911, Vehicle Identification number 242263XXUS0659 which is situate on the real property described herein.