

Q MIC 1396-11098

Donald J. Evans
Juanita I. Evans

2013-004073
Klamath County, Oregon
04/17/2013 11:37:23 AM
Fee: \$42.00

Grantor

David Hand & Kathy Coon
4502 Denver Avenue
Klamath Falls, OR 97603

Grantee

After recording return to: David Hand & Kathy Coon

Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DONALD J. EVANS and JUANITA I. EVANS, as Tenants by the Entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to DAVID HAND and KATHY COONS, not as tenants in common but with right of survivorship, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

A parcel of land situated in the N ½ SW 1/4 NW 1/4 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 into 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 degrees 44 ½' 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 degrees 13 1/4' West along the Section line 1662.5 feet; running thence South 0 degrees 7' East 331.75 feet to a point in the Southerly boundary of said N ½ of the SW 1/4 of the NW 1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 67.5 feet; thence North 0 degrees 7' West 331.7 feet more or less to the center line of said Roadway; thence South 89 degrees 44 ½' West along the centerline of said roadway, 67.5 feet more or less to the point of beginning.

TOGETHER WITH A 1972 Champion Mobile Home with license plate # X111408 which is situate on the real property described herein.

SUBJECT TO:

- A. The statutory powers, including the power of assessment, of Klamath Irrigation District; and
- B. The statutory powers, including the power of assessment, of Klamath Drainage District; and
- C. The statutory powers, including the power of assessment, of South Suburban Sanitary District; and
- D. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; and
- E. Reservations and restrictions as contained in deed recorded December 27, 1947, in Volume 215, Page 189, Deed Records of Klamath County Oregon.

MAP: R-3909-011BC-02800-000

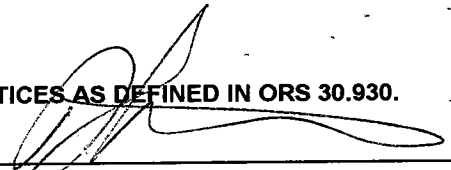
To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever. The true consideration for this conveyance is the sum of \$69,000.00.

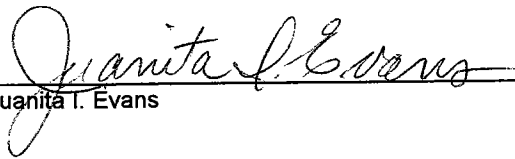
Dated this 20 day of July, 2001.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

42 AMT

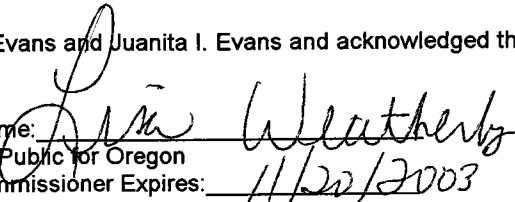
PRACTICES AS DEFINED IN ORS 30.930.


Donald J. Evans


Juanita I. Evans

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Donald J. Evans and Juanita I. Evans and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My Commissioner Expires: 11/22/2003

