

MTC 970414-

GRANTOR:

BEATRICE COUCH
555 Freeman Rd., Space # 129
Central Point, OR 97502

GRANTEE:

TIMOTHY HARSHBARGER
830 21st Street
Springfield, OR 97477

After Recording Return to:
TIMOTHY HARSHBARGER
152232 Long Prairie Drive
La Pine, OR 97739

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

2013-004372

Klamath County, Oregon

04/24/2013 03:07:15 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

BEATRICE COUCH, herein called grantor, convey(s) and warrant(s) to

TIMOTHY HARSHBARGER, herein called grantee, all that real property situated in the County

of Klamath, State of Oregon, described as:

A tract of land located in the E1/2 SW1/4 of Section 3, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows: Beginning at a point 1056 feet North of the South quarter corner of Section 3, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the point of beginning.

(ACT NO. 2310-003C0-01100-000, KEY NO. 135339 CODE NO. 247)

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 **\$145,000.00**.

42 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, 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: April 19, 2013.

Beatrice Couch
BEATRICE COUCH

STATE OF OREGON, County of Deschutes) ss.

On April 19 2013, personally appeared the above named BEATRICE COUCH and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Terril Brittingham
Notary Public for Oregon
My commission expires: January 28, 2017



Official Seal