



2013-004471
Klamath County, Oregon
04/26/2013 03:29:15 PM
Fee: \$47.00

After recording return to:

Robert R. Hirschbock

4673 Austin Street

Klamath Falls, OR 97603

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

Robert R. Hirschbock

4673 Austin Street

Klamath Falls, OR 97603

Escrow No. MT97362-SH

Title No. 0097362

SWD r.020212

STATUTORY WARRANTY DEED

Bobby J. Williams and Rebecca J. Williams, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Robert R. Hirschbock,

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

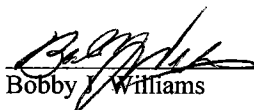
The true and actual consideration for this conveyance is **\$130,000.00**.

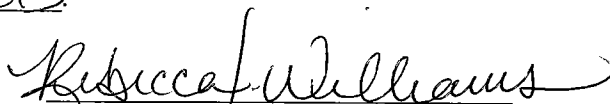
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

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.

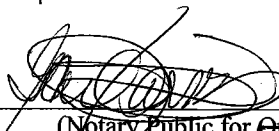
Dated this 23 day of APRIL 2013.


Bobby J. Williams


Rebecca J. Williams

State of ~~Oregon~~ Arizona
County of ~~Klamath~~ MOHAVE

This instrument was acknowledged before me on April 23, 2013 by Bobby J. Williams and Rebecca J. Williams.


(Notary Public for ~~Oregon~~) ARIZONA
My commission expires June 25, 2015

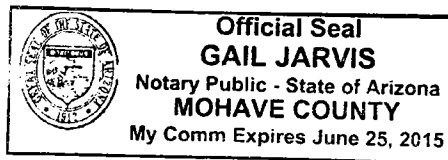


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of Tract 10 in the Subdivision of Tracts 25 to 32, inclusive of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South $88^{\circ} 58'$ East a distance of 174.12 feet to the true point of beginning of this description; thence continuing South $88^{\circ} 58'$ East a distance of 370 feet more or less to the East line of said Tract 10; thence South along the East line of Tract 10, 440 feet more or less to a point; thence Westerly parallel with the Southerly boundary of said Tract 10, to the point of intersection with the Easterly line of Austin Street; thence Northwesterly along the Easterly line of Austin Street, a distance of 160.59 feet more or less to a point; thence North $89^{\circ} 54'$ East 200 feet more or less to a point; thence North parallel to the East line of Tract 10 to the point of beginning.