

1st
2076406-
DMS

2013-006754

Klamath County, Oregon



00137635201300067540030038



After recording return to:
Eugene G Hernandez and Cathey A
Hernandez
20712 Keno Worden Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Eugene G Hernandez and Cathey A
Hernandez
20712 Keno Worden Rd
Klamath Falls, OR 97603

File No.: 7021-2076406 (DM)
Date: April 19, 2013

THIS SPACE

06/14/2013 01:32:44 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Charles A Atkinson and Susan L Atkinson, husband and wife, Grantor, conveys and warrants to Eugene G Hernandez and Cathey A Hernandez, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the W1/2 SW1/4 Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the W1/2 W1/2 NW1/4 SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, thence South 00° 33' 03" West 888.42 feet to the true point of beginning of this description; thence continuing South 00° 33' 03" West 884.90 feet to a point; thence East 987.722 feet to a point on the East line of the SW1/4 SW1/4 of said Section 33 which point is 924.56 feet North of the Southeast corner of the SW1/4 SW1/4 of Section 33; thence North 00° 18' 17" East 882.67 feet to a point; thence North 89° 44' 04" West 983.91 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes over and across the Easterly 30 feet of the W1/2 W1/2 SW1/4 SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, as described in instrument recorded March 1, 1976 in Volume M76 Page 2829, records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for ingress and egress across and over the following described real property, located in Klamath County, Oregon;

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Consideration \$130,000.00

F.
47.-

PARCEL 1:

That portion of the Southwest quarter of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, including within the land of the Southern Pacific Company described in deed dated August 31, 1908, from H.F. Chapman, et al to California Northeastern Railway Company, recorded January 1, 1909, in Deed Book 25 at Page 399, and in deed dated August 30, 1907 from H.F. Chapman, et al to California Northeastern Railway Company, recorded October 5, 1907 in Deed Book 23 at Page 205, records of said County.

PARCEL 2:

That portion of the North half of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F.H. Downing, et al to California Northeastern Railway Company, recorded June 7, 1907 in Deed Book 22 at page 549, and in deed dated December 19, 1907 from D.L. Gordon, et ux to California Northeastern Railway Company, recorded January 20, 1908, in Deed Book 23 at Page 497, records of said County, as described in easement recorded August 31, 1976 in Volume M76 Page 13606, records of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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 29th day of April, 2013.

* Charles A Atkinson
Charles A Atkinson

* Susan L Atkinson
Susan L Atkinson

STATE OF NC)
County of Stanly) ss.

This instrument was acknowledged before me on this 29 day of April, 2013
by **Charles A Atkinson and Susan L Atkinson.**

Charles L. Sledge

Notary Public for NC

My commission expires:

July 12, 2017

