

151 2070225 AF



After recording return to:
Larry W Harrison and Susan E
Harrison
3821 Hope St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Larry W Harrison and Susan E Harrison
3821 Hope St
Klamath Falls, OR 97603

File No.: 7021-2070225 (ALF)
Date: April 09, 2013

2013-009772
Klamath County, Oregon
08/26/2013 03:53:22 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alvin J Lawver, Grantor, conveys and warrants to **Larry W Harrison and Susan E Harrison, 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:

The South 94.43 feet of the following described property:

A parcel of land situated in S ½ SE ¼ NW ¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of SE ¼ NW ¼ of said Section 11, said point being the Northeast corner of Perry's Addition to Lloyds Tracts subdivision; thence South 89°50' West along the South line of S ½ SE ¼ NW ¼ of said Section 11, said line being the North line of Perry's Addition to Lloyds Tracts subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89° 59 ½' East parallel with the North line of S ½ SE ¼ NW ¼ of said Section 11 a distance of 142.53 feet to the East line of the S ½ SE ¼ NW ¼ of said Section 11; thence South 0°23'33" West along the East line of the S ½ SE ¼ NW ¼ of said Section 11 a distance of 330.05 feet, more or less to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

47-F TRUE consideration \$ 143,800.00

APN: **R552342**

Statutory Warranty Deed
- continued

File No.: **7021-2070225 (ALF)**

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 **\$143,800.00**. (Here comply with requirements of ORS 93.030)

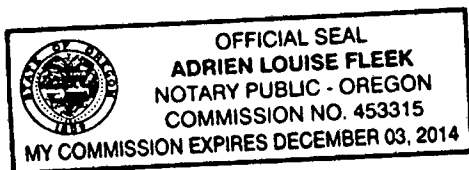
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 23 day of August, 2013

Alvin J. Lawver
Alvin J Lawver

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of August, 2013
by **Alvin J Lawver**.



Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-14