



MT98464-SH

THIS SPACE RESERVED FOR RE

2013-010398
Klamath County, Oregon
09/12/2013 01:28:46 PM
Fee: \$47.00

After recording return to:

Michael C. Horton

5111 N. Highway 97

Klamath Falls, OR 97601

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

Michael C. Horton

5111 N. Highway 97

Klamath Falls, OR 97601

Escrow No. MT98464-SH

Title No. 0098464

SWD r.020212

STATUTORY WARRANTY DEED

Eva E. Bonotto,

Grantor(s), hereby convey and warrant to

Michael C. Horton and Candace Horton, as tenants by the entirety,

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 **\$103,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 10 day of September, 2013

Eva E. Bonotto
Eva E. Bonotto

By: Stephanie Rose Hakanson
Stephanie Rose Hakanson, as Her Attorney in Fact

Eva E. Bonotto
Eva E. Bonotto

By: Anthony Alfred Bonotto
Anthony Alfred Bonotto, as Her Attorney in Fact

State of Oregon
County of Klamath

This instrument was acknowledged before me on September 10, 2013 by Stephanie Rose Hakanson and Anthony Alfred Bonotto, as Attorney in Facts for Eva E. Bonotto.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows:

Beginning at a point which lies North 89°49' West along the quarter line a distance of 976.04 feet and South 6°02' West parallel to the center line of the Dalles-California Highway a distance of 1920.6 feet from the center of Section 7, Township 38 South of Range 9 East of the Willamette Meridian, and running thence: South 89°49' East 90 feet to the Northwest corner of that certain parcel of land heretofore deeded to Delphia Bruce: thence South 6° 02' West 180 feet; thence North 89° 49' West 222 feet more or less: to the Easterly right of way line of the new Dalles-California Highway; thence following in a Northwesterly direction along the Easterly right of way line of said new Dalles-California Highway a distance of 182.98 feet; thence South 89° 49' East parallel to the above mentioned quarter line a distance of 188 feet, more or less, to the point of beginning, situated in the S1/2SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.