

1st 2131588-ALF



After recording return to:  
Gregory L. Clark and Elizabeth Clark  
5130 Bristol Ave.  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gregory L. Clark and Elizabeth Clark  
5130 Bristol Ave.  
Klamath Falls, OR 97603

File No.: 7021-2131588 (ALF)  
Date: July 29, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

2013-010651

Klamath County, Oregon

09/18/2013 02:48:44 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**Michael Hill and Melanie Hill, husband and wife**, Grantor, conveys and warrants to **Gregory L. Clark and Elizabeth Clark, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$136,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.-

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 17<sup>th</sup> day of SEPTEMBER, 2013.

Michael Hill

Michael Hill

Melanie Hill

Melanie Hill

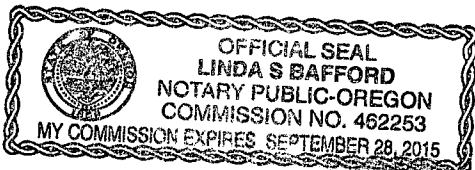
STATE OF Oregon )  
County of Deschutes )ss.  
Klamath lsb )

This instrument was acknowledged before me on this 17 day of Sept., 2013  
by Michael Hill and Melanie Hill. lsb

Linda S. Bafford

Notary Public for Oregon

My commission expires: 9-28-15



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.

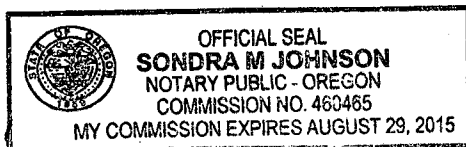
Dated this 16 day of September, 2013.

\_\_\_\_\_  
Michael Hill

Melanie Hill  
\_\_\_\_\_  
Melanie Hill

STATE OF Oregon )  
County of Klamath Lane ) ss.  
)

This instrument was acknowledged before me on this 16 day of September, 2013  
by Michael Hill and Melanie Hill.



Sondra M. Johnson  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8/29/2015

**EXHIBIT A**

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

**A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, MORE OR LESS, AND MORE FULLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY, FROM WHICH THE QUARTER SECTION CORNER COMMON TO SECTION 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BEARS SOUTH 89° 28' WEST ALONG THE SAID ROADWAY CENTER LINE 460.1 FEET, AND SOUTH 0° 09' EAST ALONG THE NORTH AND SOUTH CENTER LINE OF THE SAID SECTION 11, AS MARKED ON THE GROUND BY A WELL ESTABLISHED FENCE LINE 1663.6 FEET; AND RUNNING THENCE SOUTH 0° 16' EAST 190 FEET TO A POINT; THENCE SOUTH 89° 31 1/2' EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 85 FEET TO A POINT; THENCE NORTH 0° 16' WEST A DISTANCE OF 190 FEET TO A POINT IN THE CENTERLINE OF SAID 60 FOOT ROADWAY; THENCE SOUTH 89° 28' WEST A DISTANCE OF 85 FEET, MORE OR LESS TO THE POINT OF BEGINNING.**