

AMERITITLE  
MTC9762

**When Recorded Return To:**

LSI Title Company  
5039 Dudley Blvd.  
McClellan, CA 95652

**Grantor's Name and Address**

John A. Evans  
35807 S Chiloquin Rd  
Chiloquin, OR 97624

**Grantees' Names and Address**

John A. Evans & Theresa M. Evans  
35807 S Chiloquin Rd  
Chiloquin, OR 97624

**Until requested otherwise send all tax  
Statements to: (Names, Address, Zip):**

John A. Evans & Theresa M. Evans  
35807 S Chiloquin Rd  
Chiloquin, OR 97624

**Ref. #:** 16578778

SPACE RESERVED FOR RECORD

**2013-011056**

**Klamath County, Oregon**

**09/30/2013 02:55:29 PM**

**Fee: \$47.00**

## STATUTORY WARRANTY DEED

JOHN A. EVANS, as Grantor, does hereby grant, bargain, sell, warrant and convey to: JOHN A. EVANS and THERESA M. EVANS, husband and wife, not as tenants in common but with rights of survivorship, Grantees and Grantees' heirs, successors and assigns all right title and interest in and to the following described real property, situated in Klamath County, State of Oregon, described as follows, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**Tax Account Number:** 3507-009C0-01100-000

**Property Address:** 35807 S Chiloquin Rd, Chiloquin, OR 97624

Subject to: all those items of record and those apparent upon the land, if any as of the date of this Deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.**

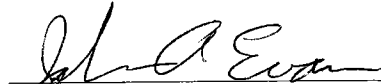
The true consideration for this conveyance is: \$0.00 (Here comply with the requirements of ORS 93.030)



TO HAVE AND TO HOLD the same unto the said Grantees, Grantees' heirs, successors and assigns forever.

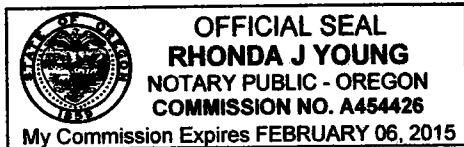
The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

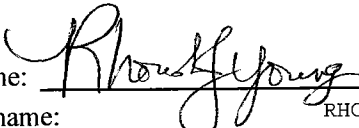
Dated this 18 day of SEPT, 2013

  
\_\_\_\_\_  
**JOHN A. EVANS**

State of OREGON }  
County of KLAMATH } ss.

On SEPT 18, 2013 personally appeared the above named JOHN A. EVANS, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:   
Printed name: RHONDA J YOUNG  
Notary Public for: OREGON  
My commission expires: 2-6-15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by  
Express Legal Dox, LLC  
5525 110<sup>th</sup> Avenue North, Suite L208  
Pinellas Park, Florida 33782

## **EXHIBIT "A"**

The following described property:

A portion of Government Lot 28 in Section 9, Township 35 South, Range 7. East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 28; thence South  $89^{\circ} 53' 45''$  East Along the North line of said Lot a distance of 333.44 feet to a point; thence South to a point on the South line of said Lot which bears South  $89^{\circ} 49' 45''$  East of distance of 333.75 feet from the Southwest corner of said Lot; thence North  $89^{\circ} 49' 45''$  West a distance of 333.75 feet to the Southwest corner of said Lot; thence North along the West line of said Lot to the point of beginning.

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