



2013-012765
Klamath County, Oregon
11/15/2013 10:07:05 AM
Fee: \$42.00

After recording return to:
John Van Engers
P.O. Box 7611
Klamath Falls, OR 97602

Until a change is requested all tax statements shall be sent to the following address:
John Van Engers
P.O. Box 7611
Klamath Falls, OR 97602

Escrow No. MT99386-SH
Title No. 0099386
SWD r.020212

STATUTORY WARRANTY DEED

Robert Luttrell,

Grantor(s), hereby convey and warrant to

John Van Engers and Patricia Van Engers, 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:

A parcel of land situated in the N1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 13 1/2' East along the West line of said Section 1662.5 feet to the intersection with the center line of a 60 foot road; thence North 89 degrees 44 1/2' East along the center line of said road 399.4 feet, to the true point of beginning; thence North 0 degrees 07' West 332 feet more or less to an iron pin in the Northerly boundary of the N1/2 of the SW1/4 of the NW1/4 of said Section; thence South 89 degrees 47' West along the said boundary line 219.4 feet, more or less, to the center line of the U.S.R.S. Drain Ditch 1-C-9-A as constructed about 1933; thence South 0 degrees 07' East along the said center line 332 feet more or less to the center line of before mentioned 60 foot road; thence North 89 degrees 44 1/2' East along said center line 219.4 feet, more or less to the true point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

The true and actual consideration for this conveyance is **\$101,000.00**.

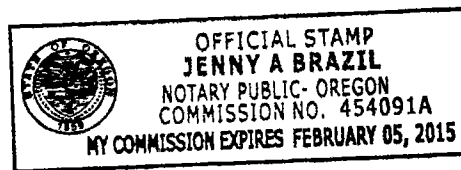
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42.00

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 13 day of Nov, 2013.

Robert Luttrell
Robert Luttrell



State of Oregon
County of Klamath

This instrument was acknowledged before me on Nov. 13, 2013 by Robert Luttrell.

J. Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015