


After recording return to:	
Order Number: 82197	MTC 09537
 Western Title & Escrow 360 SW Bond, Suite 100 Bend, OR 97702	
Grantee Name(s)	
Doug Hankins Renita Hankins PO Box 3376 LaPine, OR 97739	
Until a change is requested, all tax statements shall be sent to the following address:	
Same as Above	

AmeriTitle
MTC 09537

2013-013036
 Klamath County, Oregon
 11/22/2013 10:43:39 AM
 Fee: \$42.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Alvin K. Teeter, Grantor conveys and warrants to
Doug Hankins and Renita Hankins, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

Account: 2310016C001600000

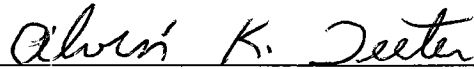
Map & Tax Lot:

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$87,500.00**. (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.

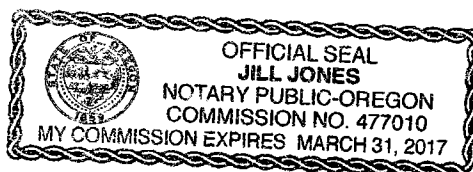
Executed this 21st day of November, 2013


 Alvin K. Teeter

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 21st day of November, 2013 by **Alvin K. Teeter**

Notary Public for the State of Oregon
 My commission expires:



4200

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point which lies South along the West line of Section 16 a distance of 312.0 feet from the West quarter corner of said Section 16; thence continuing South along the West line of said Section 16 a distance of 328 feet, more or less, to the South line of the N1/2 NW1/4 SW1/4 of said Section 16; thence East along said South line a distance of 312.0 feet, more or less, to the Southwest corner of parcel conveyed to Lawson W. Dempsey, et ux, by Deed Volume M67, page 5732; thence North along the West line of said Dempsey parcel a distance of 328 feet, more or less, to the Northwest corner thereof; thence West parallel to the North line of said NW1/4 SW1/4 a distance of 312.0 feet, more or less, to the point of beginning.

TOGETHER WITH an easement for ingress and egress to and from said parcel over a strip of land 20 feet wide running from the North line of said NW1/4 SW1/4 to the North line of the above described parcel and lying adjacent to and East of the West line of said Section 16.