

THIS SPACE RESERVED FOR

2014-007139
Klamath County, Oregon
07/07/2014 03:06:45 PM
Fee: \$47.00

After recording return to:

RUSSELL L. MCINTYRE

5280 OLD MIDLAND RD.

KLAMATH FALLS, OR 97603

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

RUSSELL L. MCINTYRE

5280 OLD MIDLAND RD.

KLAMATH FALLS, OR 97603

Escrow No. MT100517DS

Title No. 0100517

SWD r.020212

STATUTORY WARRANTY DEED

BRIAN W. EVANS and KIMBERLY A. EVANS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RUSSELL L. MCINTYRE,

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:

The E1/2 W1/2 NE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. LESS the following described portion thereof, to wit:

Beginning at a point in the line marking the Northerly boundary of said Section 2 from which the Northeasterly corner of said Section 2 bears North 89° 53' East 1747.2 feet distant, and running thence South 0° 39' East 465.5 feet; thence North 78° 40' East, 62.5 feet; thence South 2° 45' East, 917 feet, more or less, to a point in the line marking the Northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence Southeasterly along said right of way boundary line to its intersection with the Easterly boundary of the said W1/2 NE1/4 of said Section 2; thence Northerly along said boundary line to the Northeastern corner of the said W1/2 NE1/4 of said Section 2; thence South 89° 53' West 422.2 feet, more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING any portion lying within the USBR C-4-C Lateral.

The true and actual consideration for this conveyance is **\$237,500.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

4700

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 3 day of July, 2014.

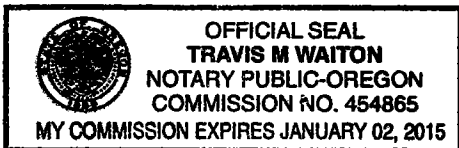

BRIAN W. EVANS

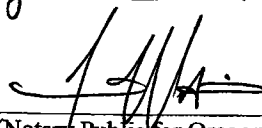
x 
KIMBERLY A. EVANS

State of Oregon

County of Deschutes

This instrument was acknowledged before me on July 3rd, 2014 by BRIAN W. EVANS and KIMBERLY A. EVANS.




(Notary Public for Oregon)

My commission expires 1.2.15