

2015-005198

Klamath County, Oregon

05/21/2015 12:02:51 PM

Fee: \$52.00

19 2437984 - LW



After recording return to:  
Valerie Battinich  
8011 Harpold Rd  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Valerie Battinich  
8011 Harpold Rd  
Klamath Falls, OR 97603

File No.: 7021-2437984 (LW)  
Date: April 24, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Paul B. Evans**, Grantor, conveys and warrants to **Valerie Battinich**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**PARCEL 1:**

Beginning at a point 580 feet North of the Southeast corner of the W1/2 SE1/4, Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, thence Northerly 300 feet; thence Westerly 875 feet to the East boundary of Harpold Road; thence Southerly 300 feet, more or less, along said East boundary of Harpold Road; thence Easterly 905 feet to the point of beginning.

**PARCEL 2:**

That portion of the W1/2 SE1/4, Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:  
Beginning at the Southeast corner of the W1/2 SE1/4, said Section 30; thence North 580 feet to a point; thence West parallel with the South line of said W1/2 SE1/4, said Section 30, 905 feet, more or less, to the Easterly right of way line of Harpold Road; thence Southerly along the Easterly right of way line of said Harpold Road to the South boundary line of said W1/2 SE1/4 Section 30; thence Easterly along the Southerly line of said W1/2 SE1/4, Section 30, 987 Feet, more or less, to the point of beginning.

Consideration \$230,000.00

F.  
57.00

**EXCEPTING THEREFROM the following described parcel: Beginning at the Southeast corner of the W1/2 SE1/4, said Section 30; thence North 290 feet to a point; thence West parallel with the South line of said W1/2 SE1/4, Section 30, to the Easterly right of way line of Harpold Road; thence Southerly along the Easterly right of way line of said Harpold Road to the Southerly boundary line of said W1/2 SE1/4, Section 30; thence Easterly along the Southerly line of said W1/2 SE1/4, Section 30, 987 feet more or less, to the point of beginning.**

**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 **\$230,000.00**. (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.

Dated this 19 day of May, 2015.

*Paul B. Evans*

Paul B. Evans

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of May, 2015  
by **Paul B. Evans**.

*Lynda West*

Notary Public for Oregon

My commission expires: 2-10-17

