

After Recording Return to:

RICK D. HENRY

1421 Canby Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RICK D. HENRY

1421 Canby Street

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 03/20/2003 2:49 p.m.Vol M03 Pg 16846

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1**WARRANTY DEED**

(INDIVIDUAL)

JACK C. SHARP, herein called grantor, convey(s) to **RICK D. HENRY**, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

PARCEL 1:

The Easterly 40 feet of Lot 4, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and the vacated West 10 feet of Lot 4 and the vacated East 20 feet of Lot 5, Block 14, known as undeveloped Johnson Street right of way, vacation recorded November 3, 1981 in Book M-81 at Page 19140 and recorded January 13, 1982 in Book M-82 at Page 510.

PARCEL 2:

Vacated West 30 feet of Lot 5, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, known as undeveloped Johnson Street right of way, vacation recorded November 3, 1981 in Book M-81 at Page 19140 and recorded January 13, 1982 in Book M-82 at Page 510.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$134,000.00.

(here comply with the requirements of ORS 93.930)

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 ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 3/19/03

Jack C. Sharp
JACK C. SHARP

STATE OF OREGON, County of

) ss.

On March 19, 2003 personally appeared the above named **JACK C. SHARP** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056574

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal

