

08 SEP 2 4:11:20

NJC- 62213 KR



Vol MD3 Page 64652

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
TERRY L. HENDERSON

205 S. 8th St.  
Klamath Falls, OR 97601

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

TERRY L. HENDERSON

205 S. 8th St.  
Klamath Falls, OR 97601

Escrow No. MT62213-KR

State of Oregon, County of Klamath  
Recorded 09/02/2003 11:20 a m  
Vol M03 Pg 64652  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

ERNEST R. SESSOM and DORIS C. SESSOM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to TERRY L. HENDERSON, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

### LEGAL DESCRIPTION

Beginning at a point North 38 degrees 56' East, 216 feet distant from the most Easterly corner of Block 78 in KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County; thence North 51 degrees 4' West, 100 feet; thence North 38 degrees 56' East, 52 feet; thence South 51 degrees 4' East, 100 feet; thence South 38 degrees 56' West, 52 feet to the point of beginning, being a portion of the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3809-032AA-11400-000

Key No.: 414251

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$30,000.00.

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 this 29th day of August, 2003.

Ernest R. Sessom  
ERNEST R. SESSOM

Doris C. Sessom  
DORIS C. SESSOM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 29, 2003 by ERNEST R. SESSOM and DORIS C. SESSOM.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/18/2003

2/14