

04 JUL 30 AM 11:41



After recording return to:  
Marcus Meredith Henderson and  
Kieu-Trang Tan Henderson  
1811 Park Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Marcus Meredith Henderson and Kieu-  
Trang Tan Henderson  
1811 Park Ave  
Klamath Falls, OR 97601

File No.: 7021-409778 (SAC)  
Date: July 23, 2004

Vol M04 Page 50047

State of Oregon, County of Klamath  
Recorded 07/30/04 11:41a m  
Vol M04 Pg 50047-48  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**E. Marie Owens, an estate in fee simple**, Grantor, conveys and warrants to **Marcus Meredith Henderson and Kieu-Trang Tan Henderson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**That portion of Lots 13, 14, 15, 16 and 17 in Block 12 of MOUNTAIN VIEW ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Commencing at the Southeast corner of Lot 17 in Block 12; thence West along the South boundary of Block 12, 5.00 feet to the true point of beginning; thence West along the South boundary of Block 12, 120.00 feet, more or less, to the Southwest corner of Block 12; thence North 44 degrees 43' East 154.80 feet, more or less, to the North boundary of Lot 17, thence East along the North boundary of Lot 17, 11.07 feet, more or less, to a point 5.00 feet West from the Northeast corner of Lot 17; thence South parallel with the East boundary of Lot 17, 110.00 feet to the true point of beginning.**

**This property is free from liens and encumbrances, EXCEPT:**

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.

26 F

APN: 172529

Statutory Warranty Deed  
- continuedFile No.: 7021-409778 (SAC)  
Date: 07/23/2004

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.

The true consideration for this conveyance is **\$169,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of July, 2004

E. Marie Owens

E. Marie Owens

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 26 day of July, 2004  
by **E. Marie Owens**.

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8-2-07

