MTC-68497 St



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THIS SPACE RESERVED

State of Oregon, County of Klamath Recorded 04/21/2005 2:53 Pm Vol M05 Pg 28 158 Linda Smith, County Clerk Fee \$ 210 # of Pgs

After recording return to: Timothy M. Hendrickson

3522 Onyx Ave Klamath Palls, DR 97603

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

Timothy M. Hendrickson

3522 Onyx Are. Klamath Falls on 97603

Escrow No.

MT68497-SH

STATUTORY WARRANTY DEED

Jeff E. Cox and Sandra C. Cox, as tenants by the entirety, Grantor(s) hereby convey and warrant to Timothy M. Hendrickson and Nicole M. Hendrickson, as tenants by the entirety, 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 East 65 feet of the W1/2 of the N1/2 of Lot 19 and the East 65 feet of the W1/2 of Lot 20, Block 7, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010AC-03200-000

Key No: 541462

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:

The true and actual consideration for this conveyance is \$137,900.00.

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

Jeff &

_day of Ma

2005

Sandra C. Cox

State of Oregon County of KLAMATH

This instrument was acknowledged before me on Malch

2005 by Jeff E. Cox and Sandra C. Cox.

OFFICIAL SEAL
STACY M HOWARD
NOTARY PUBLIC- OREGON
COMMISSION NO. 374849 0
NY COMMISSION EXPIRES NOV 18, 20070

(Notary Public for Oregon)

My commission expires ////8/200

36 th