

05 APR 21 PM 2:53

MTL-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 28158
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Timothy M. Hendrickson

3522 Onyx Ave
Klamath Falls, OR 97603

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

Timothy M. Hendrickson
3522 Onyx Ave.
Klamath Falls OR 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 28 day of March, 2005

Jeff E. Cox
Jeff E. Cox

Sandra C. Cox
Sandra C. Cox

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 28, 2005 by Jeff E. Cox and Sandra C. Cox.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2/100
Am