

MTC 81443

2008-003232

Klamath County, Oregon



00041723200800032320010018

03/13/2008 11:20:05 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

CORY D. KOEHLER and, Grantor,

conveys and warrants to

SVEN HENDRICKSON AS TRUSTEE OF THE SVEN HENDRICKSON TRUST DATED DECEMBER 04, 2007., Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 9 in Block 1, NEW PINE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 135696 M-240345

Map/Tax Lot No(s): 2310-016AO-02000 M27713

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$86,000.00.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of February, 2008.

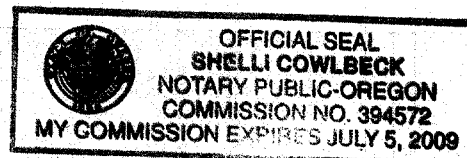

CORY D. KOEHLER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 21, 2008 by CORY D. KOEHLER.


(Notary Public for Oregon)
My commission expires 7-5-09

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



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

~~MRS. BUYER~~ Sven Hendrickson
~~BEVER AVENUE~~ 149930 Kurtz Road
LaPine, Or 97739

2/AMT