

UTC 84378-MS

Marcus M. Henderson

THIS SP.

2009-004925

Klamath County, Oregon



00063930200900049250020025

04/08/2009 03:37:34 PM

Fee: \$26.00

Grantor's Name and Address

Trang T. Henderson

1811 Park Avenue

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Trang T. Henderson

1811 Park Avenue

Klamath Falls, OR 97601

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

Trang T. Henderson

1811 Park Avenue

Klamath Falls, OR 97601

Escrow No. MT84378-MS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Marcus M. Henderson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Trang T. Henderson, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **Said Deed is being recorded to extinguish any interest of the grantor from the decree of dissolution of marriage.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of March, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

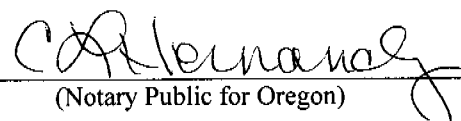

Marcus M. Henderson

State of Oregon

County of Klamath

This instrument was acknowledged before me on March 3, 2009 by Marcus M. Henderson.




(Notary Public for Oregon)
My commission expires May 29, 2011

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

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 $44^{\circ} 43'$ 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.