

MT 85951-MS

THIS SPACE RE

2009-012367
Klamath County, Oregon



09/17/2009 03:12:10 PM

Fee: \$26.00

After recording return to:

Marcus M. Henderson

1709 Eldorado Blvd.

Klamath Falls, OR 97601

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

Marcus M. Henderson

1709 Eldorado Blvd.

Klamath Falls, OR 97601

Escrow No. MT85951-MS

Title No. 0085951

SWD

STATUTORY WARRANTY DEED

Karon L. Sheridan, Grantor(s) hereby convey and warrant to **Marcus M. Henderson**, 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:

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

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$137,800.00**.

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.

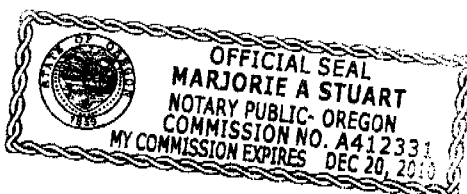
Dated this 16th day of Sep, 2009

Karon L. Sheridan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/16, 2009 by Karon L. Sheridan.

(Notary Public for Oregon)



My commission expires 12/20/10

26amt

LEGAL DESCRIPTION

"EXHIBIT A"

A parcel of land situated in Block 24 ELDORADO HEIGHTS ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon being more particularly described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49°50' East along the Southwesterly boundary of said Block 24 a distance of 55.0 feet to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary a distance of 222.5 feet to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 71.4 feet; thence North 61°48' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from said Southwesterly boundary a distance of 81.95 feet; thence South 57°03' West along the extended radius of said curve, 110.0 feet more or less to the true point of beginning.