

UTC 891605-MS

THIS SPA

2011-001740

Klamath County, Oregon



After recording return to:

Tonia L. Henderson

1828 N. Eldorado Blvd.

Klamath Falls, OR 97601

02/15/2011 11:14:58 AM

Fee: \$42.00

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

Tonia L. Henderson

1828 N. Eldorado Blvd.

Klamath Falls, OR 97601

Escrow No. MT89605-MS

Title No. 0089605

SWD r.012910

### STATUTORY WARRANTY DEED

Larry W. Czeskleba and Judith A. Czeskleba, as tenants by the entirety, Grantor(s) hereby convey and warrant to Tonia L. 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:

The true and actual consideration for this conveyance is \$170,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9<sup>th</sup> day of feb, 2011

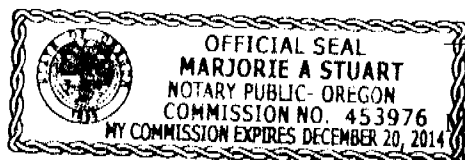
Larry W. Czeskleba

Judith A. Czeskleba

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 21<sup>st</sup>, 2011 by Larry W. Czeskleba and Judith A. Czeskleba.



(Notary Public for Oregon)

My commission expires 12/20/14

429wt

## LEGAL DESCRIPTION

### "EXHIBIT A"

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A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon, being a replat of vacated portions of Eldorado Heights, and Sunnyside Addition, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Northeasterly line of Lot 6 of said Block 11, from which the most Easterly corner of said Lot 6 bears South  $49^{\circ} 47' 05''$  East, 12.00 feet; thence from said point of beginning North  $49^{\circ} 47' 05''$  West along the Northeasterly line of Lot 6 of said Block 11, 15.30 feet to a 1/2 inch iron pin; thence along the arc of a 150.78 feet radius curve to the left and along the Northeasterly line of Lot 6 and Lot 5 of said Block 11 (long chord bears North  $59^{\circ} 33' 30''$  West 50.08 feet) 51.05 feet to a 1/2 inch iron pin; thence South  $27^{\circ} 28' 43''$  West 104.00 feet to a 1/2 inch iron pin on the Southwesterly line of Lot 5 of said Block 11; thence South  $49^{\circ} 51' 30''$  East along the Southwesterly line of Lot 5 and Lot 6 of said Block 11, 42.58 feet to a 1/2 inch iron pin, from which the most Southerly corner of Lot 6 of said Block 11 bears South  $49^{\circ} 51' 30''$  East 12.00 feet; thence North  $40^{\circ} 08' 30''$  East parallel to the Southeasterly line of said Lot 6 of said Block 11, 110.01 feet to the point of beginning.