

WTC 90361

2011-005759

Klamath County, Oregon

After recording return to:
Monica Boehmer 278 Quinalt Street, SE Salem, OR 97306
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00101568201100057590020020

05/10/2011 11:09:40 AM

Fee: \$42.00

Order Number: 46111

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Evelyn M. Henderson, Grantor, conveys and warrants to **Monica Boehmer, Grantee**, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The SE1/4 of the NE1/4 of the NW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a 30 foot strip of land on the East line of said property for road purposes.

Account No(s): **R126820**

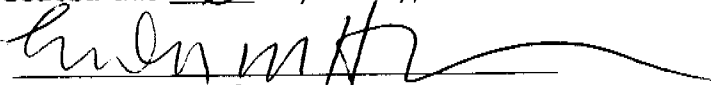
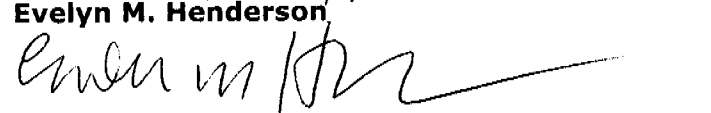
Map/Tax Lot No(s): **2309-01300-00500-000**

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 6 day of May, 2011


Evelyn M. Henderson


42Amf

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 9 day of May, 2011 by **Evelyn M. Henderson**

Cheryl R. Williams
Notary Public for Oregon
My commission expires: 3-15-2014

