

WTC 90844-DS

THIS SPAC

2011-08597

Klamath County, Oregon



00105077201100085970020026

07/25/2011 03:28:14 PM

Fee: \$42.00

After recording return to:

MICHAEL T. HARDING

P. O. BOX 205

BLY, OR 97622

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

MICHAEL T. HARDING

P. O. BOX 205

BLY, OR 97622

Escrow No. MT90844-DS

Title No. 0090844

SWD r.042611

STATUTORY WARRANTY DEED

**JUDITH A. HENDERSON, INDIVIDUALLY AND JUDITH A. HENDERSON, CLAIMING
SUCCESSOR OF THE ESTATE OF ROGER L. YOUNG,**

Grantor(s), hereby convey and warrant to

MICHAEL T. HARDING,

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:

**Lot 7, Block 3 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$42,000.00.**


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:

2011-2012 Real Property Taxes a lien not yet due and payable.

421110

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 25th day of July, 2011.


JUDITH A. HENDERSON individually and as Claiming Successor

THE ESTATE OF ROGER L. YOUNG

BY: see signature above
JUDITH A. HENDERSON, CLAIMING SUCCESSOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 25, 2011 by JUDITH HENDERSON, AS AN INDIVIDUALLY AND JUDITH A. HENDERSON, CLAIMING SUCCESSOR OF THE ESTATE OF ROGER L. YOUNG.


(Notary Public for Oregon)

My commission expires 9-8-13

