

WTC 91962-DS

THIS SPA

2011-012862

Klamath County, Oregon



00110278201100128620010018

11/16/2011 03:27:07 PM

Fee: \$37.00

After recording return to:

LEONARD W. ORTIZ

4041 Delaware Ave.

Klamath Falls, OR 97603

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

LEONARD W. ORTIZ

4041 Delaware Ave.

Klamath Falls, OR 97603

Escrow No. MT91962-DS

Title No. 0091962

SWD1 r.041111

STATUTORY WARRANTY DEED

JOHN C. HENDERSON and RHONDA J. HENDERSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

LEONARD W. ORTIZ and JENELYN F. ORTIZ, as tenants by the entirety,

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:

The East 15 feet of Tract 18 and the West 50 feet of Tract 19 TOWNSEND TRACTS, 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 \$115,500.00.

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:

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.

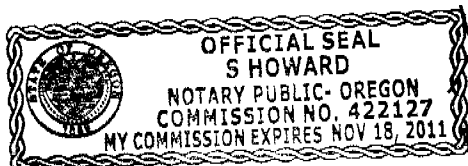
Dated this 14th day of November, 2011.

JOHN C. HENDERSON

RHONDA J. HENDERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 14, 2011 by JOHN C. HENDERSON and RHONDA J. HENDERSON.



(Notary Public for Oregon)
My commission expires 11-18-11

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