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2012-010717

Klamath County, Oregon



THIS SPACE F



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09/27/2012 03:29:07 PM

Fee: \$47.00

After recording return to:  
Bryan L Hendricks  
318 N 2nd St.  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Bryan L Hendricks  
318 N 2nd St.  
Klamath Falls, OR 97601

File No.: 7021-1941395 (SFA)  
Date: August 13, 2012

### STATUTORY WARRANTY DEED

**Tyler M. Beaver**, Grantor, conveys and warrants to **Bryan L Hendricks and Heather D Shaffer not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE SOUTHEASTERLY ONE-HALF OF LOT 10, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE EASTERLY CORNER OF LOT 10, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, BEING THE CORNER OF SECOND STREET AND THE ALLEY THROUGH SAID BLOCK 5; THENCE NORTHWESTERLY ALONG THE SOUTHERLY SIDE OF SECOND STREET 55 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SECOND STREET 52 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 55 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING.**

**Subject to:**

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Consideration \$64,500.00

APN: **R474533**

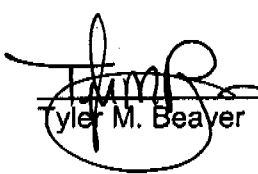
Statutory Warranty Deed  
- continued

File No.: **7021-1941395 (SFA)**

The true consideration for this conveyance is **\$64,500.00**. (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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26TH day of SEPTEMBER, 2012.

  
Tyler M. Beaver

STATE OF ~~Oregon~~ <sup>P-</sup> WASHINGTON )  
County of ~~Klamath~~ <sup>B-</sup> BENTON ) ss.

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2012  
by **Tyler M. Beaver**.

  
Notary Public for ~~Oregon~~ <sup>P-</sup> WASHINGTON  
My commission expires: 7/10/13

