



THIS SPACE RESERVED FOR RECORDER'S USE

2013-003336
Klamath County, Oregon
03/29/2013 11:00:13 AM
Fee: \$47.00

Tonia L. Henderson

Grantor's Name and Address

Tonia L. Henderson

1828 Eldorado Blvd.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Tonia L. Henderson

1828 Eldorado Blvd.

Klamath Falls, OR 97601

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

Tonia L. Henderson

1828 Eldorado Blvd.

Klamath Falls, OR 97601

Escrow No. MT96524-SH

Title No. 0096524

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Tonia L. Henderson,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Tonia L. Henderson and John A. Henderson, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47Amt

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.

In Witness Whereof, the grantor has executed this instrument this 25 day of March, 2013 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.




Tonia L. Henderson

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 25, 2013 by Tonia L. Henderson.





(Notary Public for Oregon)
My commission expires 11-18-15

LEGAL DESCRIPTION

“EXHIBIT A”

EXHIBIT "A" LEGAL DESCRIPTION

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° 47' 05" East, 12.00 feet; thence from said point of beginning North 49° 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° 33' 30" West 50.08 feet) 51.05 feet to a 1/2 inch iron pin; thence South 27° 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° 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° 51' 30" East 12.00 feet; thence North 40° 08' 30" East parallel to the Southeasterly line of said Lot 6 of said Block 11, 110.01 feet to the point of beginning.