



THIS SPACE RESERVED FOR RECORDER'S USE

2013-010056
Klamath County, Oregon
09/03/2013 02:55:46 PM
Fee: \$47.00

After recording return to:

Kathryn I. Hendrix

6300 SE 34TH WAY

GRESHAM, OR 97080-8069

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

Kathryn I. Hendrix

6300 SE 34TH WAY

GRESHAM, OR 97080-8069

Escrow No. MT98517-SH

Title No. 0098517

SWD r.020212

STATUTORY WARRANTY DEED

Henry M. Hendrix and Sandra Hendrix, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Kathryn I. Hendrix,

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:

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

The true and actual consideration for this conveyance is **\$63,500.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

47. amt

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.

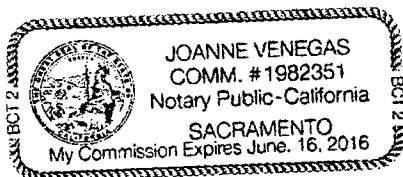
Dated this 30 day of August, 2013.

Henry M. Hendrix
Henry M. Hendrix

Sandra Hendrix
Sandra Hendrix

California
State of (Oregon)
County of (Klamath) ~~SACRAMENTO~~

This instrument was acknowledged before me on AUG 30, 2013 by Henry M. Hendrix and Sandra Hendrix.



JOANNE VENEGAS
(Notary Public for Oregon) California

My commission expires JUNE 16, 2016

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

Parcel A:

The Easterly 1/2 of Lot 8 and the Easterly 1/2 of the Northerly 12.5 feet of Lot 7 in Block 25, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel B:

The West 1/2 of Lot 8 and the West 1/2 of the North 37 feet of Lot 7 and the South 24.5 feet of the East 1/2 of the North 37 feet of Lot 7 in Block 25, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.