

18 2508286-MS



After recording return to:
Donald T Hendrixson and Julianne F
Hendrixson
1239 Buck Island Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Donald T Hendrixson and Julianne F
Hendrixson
1239 Buck Island Dr
Klamath Falls, OR 97601

File No.: 7021-2508286 (MS)
Date: August 17, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kris A Anderson and Gayle D Anderson, husband and wife, Grantor, conveys and warrants to Donald T Hendrixson and Julianne F Hendrixson as tenants by the entirety, 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 Southerly 80 feet of Lot 2 (measured along the East line of said lot) Block 3, Tract 1091, Lynnewood Addition to the City of Klamath Falls, TOGETHER with the vacated portion of Arrowhead road by Ordinance No. 02-12, recorded August 14, 2002 in Volume M02 Page 45668, records of Klamath County, Oregon.

Subject to:

1. The **2015/2016** 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.

The true consideration for this conveyance is **\$199,000.00**. (Here comply with requirements of ORS 93.030)

f.
52.00

- F. Except as set forth in the Preliminary Report, the Undersigned has not encumbered the property, or suffered, assumed or agreed to any mortgages, trust deeds, judgments, tax liens, easements, or other encumbrances which still affect the property at this time. Nor have any proceedings in bankruptcy or receivership been instituted by or against the Undersigned.
- G. The buyer is entitled to immediate possession of the property upon the closing of this transaction and there is no agreement that allows the seller to remain in possession of the subject premises either pursuant to lease, lease-option, a similar rental agreement or other agreement or understanding of the parties.

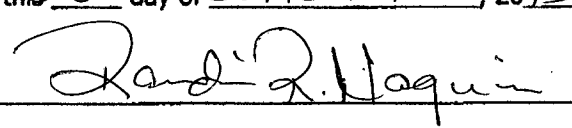
I further agree to indemnify and defend **First American Title Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.


Kris A Anderson


Gayle D Anderson

STATE OF NEW MEXICO)
County of SIERRA)ss.

This instrument was acknowledged before me on this 28 day of SEPTEMBER, 2015
by **Kris A Anderson and Gayle D Anderson**.


Notary Public for NEW MEXICO
My commission expires: 6/12/19

