



**2016-000342**  
**Klamath County, Oregon**  
01/13/2016 01:32:07 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AmeriTitle

300 Klamath Ave.

Klamath Falls, OR 97601

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

Brian K Henson and Angela M. Henson

6208 Hilyard Ave.

Klamath Falls, OR 97603

File No. 73385AM

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### STATUTORY WARRANTY DEED

**Robin Thompson, who acquired title as Robin Barsuglia,**

Grantor(s), hereby convey and warrant to

**Brian K Henson and Angela M. Henson, 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:

**A tract of land situated in the NE1/4 NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the West 1/16 corner common to Sections 1 and 12 as shown on the recorded plat of VALLEY VIEW SUBDIVISION; thence Easterly along the North line of said Section 12, 126.9 feet to the true point of beginning; thence South 00 degrees 13' East 269.4 feet to the centerline of the Enterprise Irrigation Canal; thence Easterly and Northerly along said centerline to its intersection with the North line of said Section 12; thence Westerly 70 feet, more or less, to the true point of beginning.**

**EXCEPTING THEREFROM that portion of the above described tract lying within the right of way of Hilyard Avenue.**

The true and actual consideration for this conveyance is **\$134,650.00**.

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, 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 11 day of January, 2016

Robin Thompson  
Robin Thompson

State of Oregon } ss  
County of Klamath }

On this 11 day of January, 2016, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Robin Thompson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/31/2018

