



2016-002648
Klamath County, Oregon
03/10/2016 03:26:50 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mary Johnson

1625 Camino Cresta

Hemet, CA 92545

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

Mary Johnson

1625 Camino Cresta

Hemet, CA 92545

File No. 86288AM

STATUTORY WARRANTY DEED

Henry M. Hendrix and Sandra L. Hendrix, Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mary Johnson,

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:

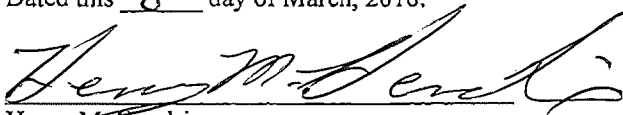
The Easterly 56 feet 9 inches of Lot 3 and 4 Block 27 of the Town of Merrill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

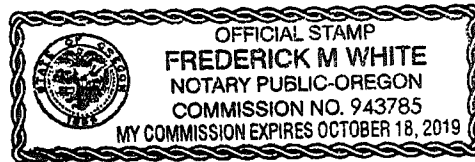
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 8 day of March, 2016.


Henry M. Hendrix


Sandra L. Hendrix

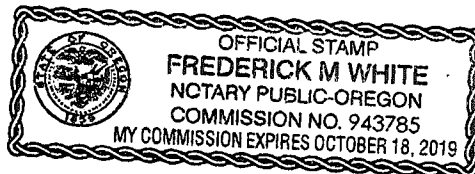


State of OREGON } ss
County of MULTNOMAH

On this Y day of March, 2016, before me, FREDERICK M. WHITE a Notary Public in and for said state, personally appeared Henry M. Hendrix and Sandra L. Hendrix, 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.

Notary Public for the State of OREGON
Residing at: PORTLAND
Commission Expires: 10-18-2019

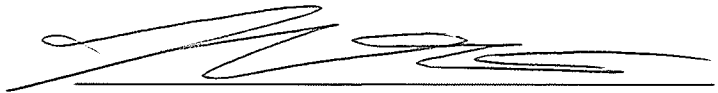


State of Oregon

County of MULTNOMAH

This instrument was acknowledged before me on March 8, 2016.

By, Henry M. Hendrix and Sandra L. Hendrix



Notary Name (printed) FREDERICK M. WHITE

Notary Public for STATE OF OREGON

My commission expires: 18 OCT 2019

Attached to: Statutory Warranty Deed

