



2017-003109

Klamath County, Oregon

03/24/2017 01:30:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Frank Gregory and Brunhilda Anderson

PO BOX 2

French Camp, CA 95231

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

Frank Gregory and Brunhilda Anderson

PO BOX 2

French Camp, CA 95231

File No. 158224AM

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### STATUTORY WARRANTY DEED

**Timothy A. Dendauw,**

Grantor(s), hereby convey and warrant to

**Frank Gregory and Brunhilda Anderson, 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 S1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet along the quarter section line and South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1560.5 feet from the iron pin marking the center quarter corner of said Section 7; thence continuing South 6°02' West along the Westerly right of way line of said Highway a distance of 180 feet; thence North 89°49' West parallel to said quarter section line a distance of 242 feet; thence North 6°02' East parallel with the Westerly right of way line of said Highway a distance of 180 feet; thence South 89°49' East parallel with said quarter section line a distance of 242 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is **\$75,000.00.**

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 14 day of March, 17.

Timothy A. Dendaau  
Timothy A. Dendaau

State of OREGON } ss  
County of Douglas }

On this 14th day of March, 2017, before me, Terri Jo Morgan a Notary Public in and for said state, personally appeared Timothy A. Dendaau, 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.

Terri Jo Morgan  
Notary Public for the State of OREGON  
Residing at: ROSEBURG OR  
Commission Expires: 11-9-2018

