



THIS SPACE RESERVED FOR R

2017-009774
Klamath County, Oregon
08/30/2017 01:39:00 PM
Fee: \$47.00

After recording return to:

Tyler J. Keeler and Staci R. Keeler

6208 Hilyard Avenue

Klamath Falls, OR 97603

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

Tyler J. Keeler and Staci R. Keeler

6208 Hilyard Avenue

Klamath Falls, OR 97603

File No. 189697AM

STATUTORY WARRANTY DEED

Brian K. Henson and Angela M. Henson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Tyler J. Keeler and Staci R. Keeler, 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 **\$177,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 30th day of Aug., 2017.

Brian K. Henson
Brian K. Henson

Angela M. Henson
Angela M. Henson

State of OR } ss
County of Klamath }

On this 30th day of Aug., 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Brian K. Henson and Angela M. Henson, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

