



THIS SPACE RESERVED FOR

2018-002041

Klamath County, Oregon

02/21/2018 01:40:01 PM

Fee: \$47.00

After recording return to:

Daniel Keenan

31430 Victor Rd

Cathedral City, CA 92234

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

Daniel Keenan

31430 Victor Rd

Cathedral City, CA 92234

File No. 218502AM

STATUTORY WARRANTY DEED

Martin L. Henry and Refugio A. Henry, Co-Trustees, or Successor Trustee under the Henry Family Trust dated June 27, 1994,

Grantor(s), hereby convey and warrant to

Daniel Keenan,

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:

That portion of Lot 6, Block 11 situated South 35°57'32" West of the following described line: Beginning at a point that is South 35°57'32" West 1000 feet from the most Northerly corner of said Lot 6, thence South 54°02'28" East 415 feet of Lot 6, Block 11, Klamath Falls Forest Estates Sycan Unit, as recorded in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$12,500.00.

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 20 day of FEBRUARY 20-18

Martin L. Henry and Refugio A. Henry, Co-Trustees, or Successor Trustee
under the Henry Family Trust dated June 27, 1994

By: Martin L. Henry TRUSTEE
Martin L. Henry, Co-Trustee

By: Refugio A. Henry TRUSTEE
Refugio A. Henry, Co-Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On February 20, 2018 before me, Laury Jo Stout, Notary Public
(Insert name and title of the officer)

personally appeared Martin L. Henry and Refugio A. Henry, C-Trustees of The Henry Family Trust, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Laury Jo Stout (Seal)

