



THIS SPACE RESERVED FOR

**2019-002047**

**Klamath County, Oregon**

**03/06/2019 01:49:02 PM**

**Fee: \$87.00**

After recording return to:

Andrew Bernhard and Ashlie Redfox

11242 Newlun Dr

Klamath Falls, OR 97603

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

Andrew Bernhard and Ashlie Redfox

11242 Newlun Dr

Klamath Falls, OR 97603

File No. 274532AM

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### STATUTORY WARRANTY DEED

**Randal Hensley,**

Grantor(s), hereby convey and warrant to

**Andrew Bernhard and Ashlie Redfox, not as Tenants in Common, but with Rights of Survivorship**

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 SW1/4 NE1/4 and the NW1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a 3/4 inch pipe marking the Northwest corner of the SW1/4 NE1/4 of Section 9; thence Southerly along the North-South center section line of said Section 9; a distance of 1090 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 490 feet; thence East to the Westerly right of way line of the County Road; thence Northerly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning of this description.**

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 4 day of March, 2019.

X Randal Hensley  
Randal Hensley

State of CALIFORNIA  
County of ALAMEDA

On this 4 day of March, 2019, before me, Randal Hensley a Notary Public in and for said state, personally appeared Randal Hensley, 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.

Susan Hardmangrass  
Notary Public for the State of CALIFORNIA  
Residing at: Newark CA  
Commission Expires: 5/10/22

