



THIS SPACE RESERVED FOR

2019-003829

Klamath County, Oregon

04/09/2019 12:34:04 PM

Fee: \$87.00

After recording return to:

David Henslee and Benji Henslee

3939 S. 6th St. #232

Klamath Falls, OR 97603

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

David Henslee and Benji Henslee

3939 S. 6th St. #232

Klamath Falls, OR 97603

File No. 284683AM

STATUTORY WARRANTY DEED

Charles M. Gebetsberger and Karen J. Corner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David Henslee and Benji Henslee, 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:

PARCEL 1:

The E1/2 of the NW1/4 (Government Lot 3 and SE1/4 NW1/4) of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM

Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Section 4:

Beginning at the Southeast corner of the E1/2 NW1/4; thence North 350 feet; thence West 350 feet; thence South 350 feet to the South line of the NW1/4 Section 4; thence East to the point of beginning. EXCEPTING therefrom the Southerly 20 feet of the above described parcel lying Westerly of the centerline of the existing access road.

PARCEL 2:

Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Section 4:

Beginning at the Southeast corner of the E1/2 NW1/4; thence North 350 feet; thence West 350 feet; thence South 350 feet to the South line of the NW1/4 Section 4; thence East to the point of beginning. EXCEPTING therefrom the Southerly 20 feet of the above described parcel lying Westerly of the centerline of the existing access road.

The true and actual consideration for this conveyance is \$400,000.00.

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 5 day of April, 2019

Charles M. Gebetsberger
Charles M. Gebetsberger

Karen J. Corner
Karen J. Corner

State of California } ss
County of Santa Cruz

On this 5 day of April, 2019, before me, Barbara Brown a Notary Public in and for said state, personally appeared Charles M. Gebetsberger and Karen J. Corner, 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.

Barbara G. Brown

Notary Public for the State of California

Residing at: 1179 San Andreas Rd, La Selva Beach, CA 95076

Commission Expires:

6/17/2022

