



THIS SPACE RESERVED FOR F

2019-007013

Klamath County, Oregon

06/21/2019 11:24:01 AM

Fee: \$92.00

After recording return to:

Jedediah J. Hendrickson and Destiny R. Hendrickson

4626 Denver Ave

Klamath Falls, OR 97603

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

Jedediah J. Hendrickson and Destiny R. Hendrickson

4626 Denver Ave

Klamath Falls, OR 97603

File No. 299960AM

STATUTORY WARRANTY DEED

Ernest E. Rose and Cathy A. Rose, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jedediah J. Hendrickson and Destiny R. Hendrickson, 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:

Beginning at a centerline of a 60 – foot roadway from which the section corner common to Sections 2, 3, and 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and as marked on the ground by an iron pin driven therein bears South 89° 44 ½' West along the said roadway centerline 1550.9 feet to a point in the West Boundary of the said Section 11, and North 0° 13 ½' West 1662.5 feet to the said section corner and running thence South 0° 01' East 331.35 feet to a point in the Southerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89° 42' East along said boundary line 65.7 feet; thence North 0° 01' West 331.3 feet, more or less, to an intersection with the centerline of the above mentioned roadway; thence South 89° 44 ½' West along the said roadway centerline 65.7 feet, more or less to the said point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet in width along the North line of said premises to be used for road purposes.

The true and actual consideration for this conveyance is \$125,000.00.

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 19 day of June 2019


Ernest E. Rose


Cathy A. Rose

State of _____ } ss
County of _____ }

On this ____ day of June, 2019, before me, _____ a Notary Public in and for said state, personally appeared Ernest E. Rose and Cathy A. Rose, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

SEE ATTACHED
CERTIFICATE

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF 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.

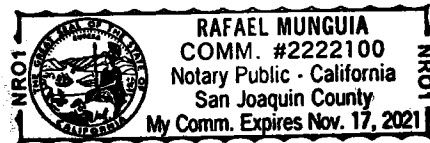
State of California

County of San Joaquin

On June 19, 2019 before me, Rafael Munguia, notary public personally appeared Ernest E Rose and Cathy A Rose 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

Rafael Munguia

Optional information.

Description of the attached document:

STATUTORY WARRANTY DEED