

2019-011066

Klamath County, Oregon



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09/23/2019 10:50:49 AM

Fee: \$87.00

-----[Space Above Reserved for Recording Purposes]-----

Warranty Deed

THIS DEED, made this 19th day of August, 2019 between ORVAL J. EKSTROM (LINDA R. BERMINGTON POA) AND GLEANOR V. EKSTROM

the grantor, ADAM HENSLEY and PAMELA HENSLEY

the grantee, whose address is 4747 PINE GROVE RD, KLAMATH FALLS OR 97603

WITNESSETH, that the grantor, for and in consideration of the sum of ONE HUNDRED AND FIFTEEN THOUSAND DOLLARS (\$115,000), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in the County of KLAMATH, State of OREGON, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Also known as street and number 4759 PINE GROVE RD, KLAMATH FALLS, OR 97603

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, as and to the above bargained premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the enrolling and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to a lien not yet due and payable

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Orval J. Ekstrom POA
Grantor

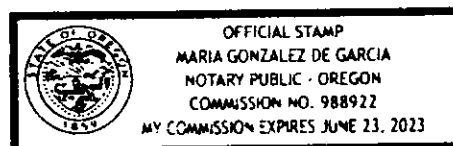
Gleanor V. Ekstrom
Grantor

STATE OF Oregon
COUNTY OF JACKSON) ss

On 9/19, 2019, before me, Maria Gonzalez de Garcia, a notary public in and for said state personally appeared Linda R. Bermington Ekstrom, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he they executed the same in his/her their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument

Witness my hand and official seal

Maria Gonzalez de Garcia
NOTARY PUBLIC
My commission expires 6/23/2023



[NOTARY SEAL]

PARCEL ID# 597081 AND 14647
to 4747 PINE GROVE RD, KLAMATH FALLS, OR 97603

After recording, please return

AND SEND TAX STATEMENTS TO ADAM AND PAMELA HENSLEY

Returned at Counter

Exhibit A

A tract of land situated in the S 1/2 N 1/2 NW 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of said S 1/2 N 1/2 NW 1/4 NE 1/4 (hereinafter referred to as "parcel") from which the Southwest corner thereof lies Westerly 741.8 feet; thence 1st, Northerly parallel to the West line of said parcel, 330 feet, more or less, to the North line thereof; thence 2nd, Easterly along said North line to the Northeast corner of said parcel; thence 3rd, Southerly along the East line of said parcel, 330 feet, more or less, to the Southeast corner thereof, thence 4th, Westerly along the South line of said parcel, to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for road and utility purposes and purposes incidental thereto for ingress and egress and right of way over the following described property:

The Northerly 30 feet of the S 1/2 N 1/2 NW 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.
