

2020-010239

Klamath County, Oregon

08/17/2020 11:15:52 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Henstridge Investment Properties, LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

WARRANTY DEED

THE GRANTOR(S),

- Sarah A. Dexter and Steve VanSickle, PO BOX 375 , SPRAGUE RIVER , OR 97639,

for and in consideration of: and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

the following described real estate, situated in the County of Klamath, State of Oregon:

A portion of Lot 111, Block 5, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, being more particularly described as follows: Beginning at the Northerly corner of Lot 16, Block 5, Oregon Pines; thence S 59°-16'58" W, 288.57 feet; thence N 10°-15'42" W, 21.35 feet; thence N 59°-16'58" E, 281.11 feet, thence S 30°-43'02" E, 20.00 feet to the point of beginning.

3511-015C0-02299

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 8-3-2020

Sarah A. Dexter
Sarah A. Dexter
PO BOX 375, SPRAGUE RIVER, OR
97639

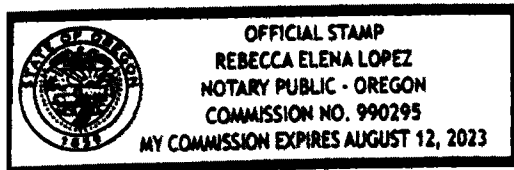
Grantor Signatures:

DATED: _____

Steve VanSickle

STATE OF Oregon
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 3 day of August, 2020 by Sarah A. Dexter and ~~Steve VanSickle~~ if



Rebecca Elena Lopez
Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 8.12.2023

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.

Grantor Signatures:

DATED: _____

Sarah A. Dexter
PO BOX 375, SPRAGUE RIVER, OR
97639

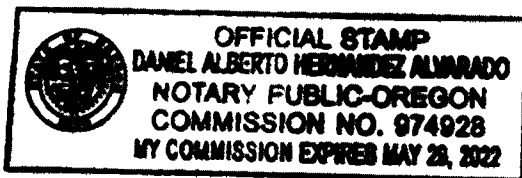
Grantor Signatures:

DATED: 08/12/2020

Steve VanSickle

STATE OF Oregon
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 12th day of August, 2020,
✓ by Sarah A. Dexter and Steve VanSickle.



Daniel Alberto Hernandez Alvarado
Notary Public

Signature of person taking
acknowledgment

Manager
Title (and Rank)

My commission expires May 29, 2022

