

2020-011081

Klamath County, Oregon

09/02/2020 08:49:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR _____



After recording return to:

Larry Hendergart

16721 Gray Wolf Lane

La Pine, OR 97739

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

Larry Hendergart

16721 Gray Wolf Lane

La Pine, OR 97739

File No. 393047AM

SPECIAL WARRANTY DEED

**Kenneth N Price and Ruth E. Price and Christine Ellen Price,
With the Right of Survivorship ,**

Grantor(s) hereby conveys and specially warrants to

Larry Hendergart,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 19 in Block 2, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036B0-10800

The true and actual consideration for this conveyance is \$50,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.



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 26 day of Aug 2020

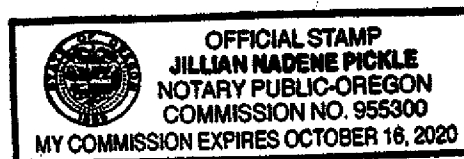
Kenneth N Price
Kenneth N Price

Ruth E Price
Ruth E Price

State of Oregon } ss
County of Deschutes }

On this 26 day of Aug, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Kenneth N Price and Ruth E Price, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: Oct 16 2020



Dated this

26th
8²⁵

day of

August

2020
26^{RS}

Christine E. Price

Christine Ellen Price

State of

OREGON

} ss

County of

Linn

}

On this 26th day of August, 2020, before me, Micaela M. Valentine a Notary Public in and for said state, personally appeared Christine E. Price, 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.

Micaela M. Valentine

Notary Public for the State of

Oregon

Residing at:

Linn County

Commission Expires:

March 26, 2021

