



THIS SPACE RESERVED FO

2021-007591
Klamath County, Oregon
05/12/2021 11:48:01 AM
Fee: \$87.00

After recording return to:
Robert K. Henderson and Gloria Henderson
14424 Hill Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Robert K. Henderson and Gloria Henderson
14424 Hill Rd.
Klamath Falls, OR 97603
File No. 454163AM

STATUTORY WARRANTY DEED

ECMD Reed LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Robert K. Henderson and Gloria Henderson, 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:

TRACT 1

That portion of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly right of way of the Great Northern Railway Company right of way and the Klamath Irrigation District "G" Canal, and that portion of Government Lot 10 in Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly right of way line of the Great Northern Railway Company right of way.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 10 of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, said beginning point also being on the centerline of Hill Road and on the North line of Section 17, in said Township and Range; thence West on the North line of Section 17, 250.00 feet; thence South parallel to the center line of Hill Road 594.00 feet; thence East parallel to the North line of Section 17, 250 feet, more or less, to the centerline of Hill Road; thence North on the center line of Hill Road 594.00 feet, more or less, to the point of beginning, being in Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM

A parcel of land located in Government Lot 3, Section 8 and Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as shown on Record of Survey No. 5415 for Lot Line Adjustment No. 10-93, said parcel being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, at its intersection with the Westerly right of way line of Hill Road, from which point the Northeast corner of said Section 17 bears North 89° 55' 29" East 1360.49 feet; thence along the Section line South 89° 55' 29" West 220.00 feet; thence South 00° 26' 01" East 565.40 feet; thence South 87° 16' 24" West 21.32 feet; thence North 00° 45' 52" East 605.31 feet; thence North 89° 13' 35" East 228.66 feet to the Westerly right of way line of Hill Road; thence South 00° 26' 01" East 41.66 feet to the point of beginning.

TRACT 2

A parcel of land located in Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as shown on Record of Survey No. 5415 for Lot Line Adjustment No. 10-93, said parcel being more particularly described as follows:

Commencing at a point on the Westerly right of way line of Hill Road from which the Northeast corner of said Section 17 bears North 89° 55' 29" East 1360.49 feet; thence along said Westerly right of way line South 00° 26' 01" East 371.21 feet; thence South 00° 06' 20" West 183.99 feet to the true point of beginning for this parcel; thence South 87° 16' 24" West 218.44 feet; thence South 00° 26' 01" East 28.60 feet; thence North 89° 55' 29" East 217.91 feet to the Westerly right of way line of Hill Road; thence along said right of way line North 00° 06' 20" East 38.70 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$255,000.00.

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:

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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 May, 2021

ECMD REED LLC

By: David W. Reed
David W. Reed, Member

State of Oregon} ss
County of Klamath}

On this 5th day of May, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared David W. Reed known or identified to me to be the Managing Member in the Limited Liability Company known as ECMD REED LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5-22-2023

