

2023-000932

Klamath County, Oregon

02/10/2023 09:55:01 AM

Fee: \$92.00

After recording, return to:

Nicholas M. Frost
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

**Until a change is requested,
mail all tax statements to:**

Daren W. and Denise L. Henderson, co-Trustees
1385 Spring Ridge Ct.
Redmond, OR 97756

Tax Account No. R146997
Map & Tax Lot No. R-2407-018A0-1600-00

WARRANTY DEED

Daren Henderson, Grantor, conveys and warrants to Daren W. Henderson and Denise L. Henderson, as co-trustees of the Henderson Joint Trust dated January 23, 2023, Grantee, all of Grantor's one-third undivided interest in the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is none.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

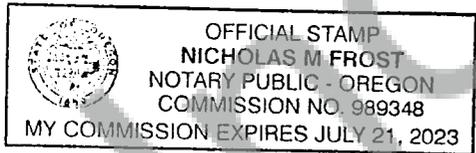
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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: January 23, 2023.


Daren Henderson

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on January 23, 2023, by Daren Henderson.




Notary Public for Oregon
My commission expires: July 21, 2023

EXHIBIT A

Address: 18922 Earl Ln, Crescent Lake, OR

Tax Account No. R146997

Map & Tax Lot No. R-2407-018A0-1600-00

A parcel of land situated in the NW 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Southeast corner of the NW 1/4 NE 1/4 of said Section 18; thence North 89° 54' 39" West along the South line of the NW 1/4 NE 1/4 of said Section 18 a distance of 323.41 feet; thence leaving the South line of the NW 1/4 NE 1/4 of said Section 18 North 89° 34' 40" West a distance of 117.33 feet to an iron pin; thence North 89° 29' 46" West a distance of 237.22 feet to an iron pin on the true point of beginning of this description thence continuing North 89° 29' 46" West a distance of 83.40 feet to an iron pin on the Easterly bank of Crescent Creek; thence continuing North 89° 29' 46" West a distance of 136.60 feet; thence North 00° 30' 14" East a distance of 198.00 feet; thence South 89° 29' 46" East a distance of 220.00 feet to an iron pin; thence South 00° 30' 14" West a distance of 198.00 feet to the true point of beginning of this description. The bearing of the above description is based on the South line of the NW 1/4 NE 1/4 of said Section as being North 89° 54' 39" West. ✓