

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-010926

Klamath County, Oregon



00323352202300109260010017

12/22/2023 10:42:30 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address
 Bryan L. Hendricks
 138 E St
 Tule Lake, CA 96134

After recording, return to (Name and Address):

Heather D Shaffer
 318 N 2nd St
 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Heather D Shaffer
 318 N 2nd St
 Klamath Falls, OR 97601

Returned at Counter

KNOW ALL BY THESE PRESENTS that **Bryan L Hendricks**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Heather D Shaffer**

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows (legal description of property):

Real property in the county of Klamath, State of Oregon, described as follows:

THE SOUTHEASTERLY ONE-HALF OF LOT 10, BLOCK 5 OF EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF LOT 10, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, BEING THE CORNER OF SECOND STREET AND THE ALLEY THROUGH SAID BLOCK 5; THENCE NORTHWESTERLY ALONG THE SOUTHERLY SIDE OF SECOND STREET 55 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SECOND STREET 52 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 55 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING.

Tax Parcel Number: R474533

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1 . However, the

~~actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols ☐ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 22, 2023 : any signature on behalf of a business or other entity is made with the authority of that entity.

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.

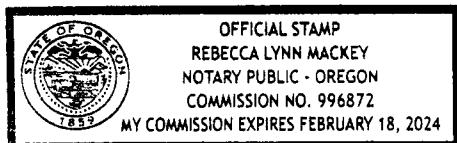
Bryan Hendricks

STATE OF OREGON, County of **Klamath**) ss.

This instrument was acknowledged before me on
 by **Bryan Hendricks** December 22, 2023

This instrument was acknowledged before me on
 by **Bryan Hendricks**

as
 of



Rebecca Lynn Mackey
 Notary Public for Oregon
 My commission expires 02/18/2024