



2025-003195
Klamath County, Oregon
04/30/2025 11:05:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Robert K. Henderson and Gloria Henderson
14424 Hill Road
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 Road
Klamath Falls, OR 97603
File No. 649602AM

STATUTORY WARRANTY DEED

Rex H. Ervin,
Grantor(s), hereby convey and warrant to

Robert K. Henderson and Gloria Henderson, as Tenants by the Entirety, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$505,000.00.
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:

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: March 26, 2025

Rex H. Ervin
Rex H. Ervin

State of Oregon } ss
County of Klamath }

On this 24 day of April, 2025, before me,
Emily Jean Coe a Notary Public in and for said state,
personally appeared Rex H. Ervin, 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025



EXHIBIT ‘A’

Unsurveyed Parcel 1, Land Partition 40-24 situated in NW1/4, NE1/4 and SE1/4 of Section of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded January 2, 2025 in Instrument 2025-000020, Records of Klamath County, Oregon, being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF SAID “LAND PARTITION 40-24”, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID SECTION 17; THENCE S88°16’03”W, ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 1339.20 FEET TO THE CENTERLINE OF HILL ROAD; THENCE, ALONG THE SAID CENTERLINE, THE FOLLOWING COURSES, S00°00’55”W, A DISTANCE OF 1591.30 FEET AND ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 272.84 FEET AND CENTRAL ANGLE EQUALS 19°39’41”) 93.63 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF THE SE1/4 OF SAID SECTION 17; THENCE S89°48’51”W, ALONG THE SAID EAST-WEST CENTERLINE, A DISTANCE OF 1056 FEET, MORE OR LESS, TO THE EASTERLY HIGH WATER LINE OF THE LOST RIVER; THENCE, NORTHWESTERLY, ALONG THE SAID HIGH WATER LINE, A DISTANCE OF 3200 FEET, MORE OR LESS, TO A POINT ON THE EAST-WEST CENTERLINE OF THE N1/2 OF SAID SECTION 17; THENCE N89°53’48”E, ALONG THE SAID EAST-WEST CENTERLINE, A DISTANCE OF 3090 FEET, MORE OR LESS, TO THE NORTH 1/16 CORNER COMMON TO SECTION 16, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILAMETTE MERIDIAN AND SAID SECTION 17; THENCE S00°18’01”E, A DISTANCE OF 925.80 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY VOLUME 37, PAGE 401, AND VOLUME 45, PAGE 232, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO SAVING AND EXCEPTING THAT PORTION CONVEYED TO THE GREAT NORTHERN RAILWAY BY VOLUME 95, PAGE 352, DEED RECORDS OF KLAMATH COUNTY, OREGON.