



State of Oregon, County of Klamath
 Recorded 02/25/2005 3:15 P m
 Vol M05 Pg 12504-6
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

After recording return to:
 Michael J. Teaford and Brenda E.
 Teaford

3709 Christine Lane

Bonanza, OR 97623

K. Falls: OR 97603

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

Michael J. Teaford and Brenda E.
 Teaford

SAME
Bonanza, OR 97623

File No.: 7021-522564 (SAC)

Date: February 08, 2005

STATUTORY WARRANTY DEED

Janis Kay Beaton and Gail Suzanne Mason as tenants in common, Grantor, conveys and warrants to Michael J. Teaford and Brenda E. Teaford as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11 Block 46 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of February, 2005

31P

12505

APN: 468425

Statutory Warranty Deed
- continued

File No.: 7021-522564 (SAC)
Date: 02/08/2005

Janis Kay Beaton
Janis Kay Beaton

Gail Suzanne Mason
Gail Suzanne Mason

STATE OF _____)
County of _____)ss.
_____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Janis Kay Beaton and Gail Suzanne Mason.**

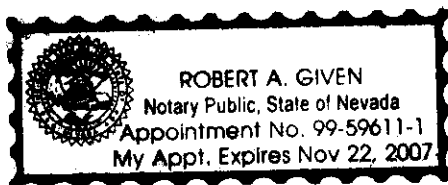
Notary Public for
My commission expires:

On this the 11th day of FEBRUARY
20 05, before the undersigned
Notary Public, personally
appeared

JANIS KAY BEATON

and did affirm and affix their
signature(s) to this document and
thereby proved to me on the basis
of satisfactory evidence to be the
person(s) whose name(s)
appear above.

Robert A. Given
Notary

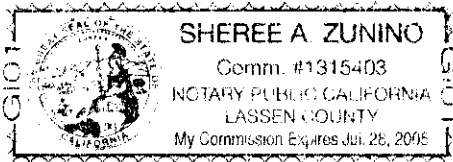


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12506

State of California }
 County of LASSEN } ss.
 On 3/15/05 before me SHEREE A. ZUNINO
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared GAIL SUZANNE MASON
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here