



MT79376-SH

After recording return to:

Derek S. Porter

5481 Gatewood Drive

Klamath Falls, OR 97603

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

Derek S. Porter

5481 Gatewood Drive

Klamath Falls, OR 97603

Escrow No. MT79376-SH

Title No. 0079376

SWD

THIS SPACE RES:

2007-010482

Klamath County, Oregon



06/11/2007 03:14:24 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Richard T. Beard and Sheila E. Beard, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Derek S. Porter and Jeremy S. Chronister, as tenants in common**, 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:

**Lot 44 in Block 3 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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:

The true and actual consideration for this conveyance is **\$226,800.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 8<sup>th</sup> day of June, 2007.

Richard T. Beard  
Richard T. Beard

Sheila E. Beard  
Sheila E. Beard

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 8, 2007 by Richard T. Beard and Sheila E. Beard.

Tammy P. Foltz  
(Notary Public for Oregon)

My commission expires Dec 1, 2009

