



MT81482-LW

After recording return to:
CHRISTOPHER T. BEEDY

4121 DOUGLAS AVE

KLAMATH FALLS, OR 97601-5486

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

CHRISTOPHER T. BEEDY

4121 DOUGLAS AVE

KLAMATH FALLS, OR 97601-5486

Escrow No. MT81482-LW

Title No. 0081482

SWD

THIS SPACE IS

2008-001595

Klamath County, Oregon



02/06/2008 03:21:13 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

RONALD D. LOVEJOY, JR. and DEBORA J. LOVEJOY, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CHRISTOPHER T. BEEDY and KORRINA M. BEEDY, 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:

Lot 20 in Block 6 of STEWART, 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 **\$101,900.00**.

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. 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.

Dated this 5th day of February, 2008

RONALD D. LOVEJOY, JR.

DEBORA J. LOVEJOY

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2008 before me, _____ personally appeared RONALD D. LOVEJOY, JR. and DEBORA J. LOVEJOY personally known to me (or 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 they executed the same in their authorized capacity(ies), and that by 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 _____

3/11/08

California Notary Acknowledgement

STATE OF CALIFORNIA

)ss:

COUNTY OF Placer

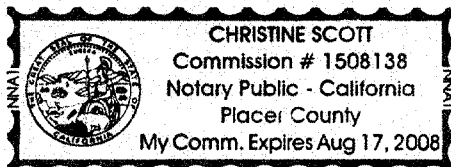
On this the 5th day of February, 20 08, before me,
Christine Scott AFcm (name and title of officer),
personally appeared Debara & Love Joy

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

(Place Notary Seal Here)



Christine Scott
Notary Public

Christine Scott
Notary Public Name (Printed or Typed)

My Commission Expires: 8-17-2008

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

On February 5, 2008 before me, Michelle Bowers Notary Public

personally appeared Ronald D. Lovejoy Jr.



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michelle Bowers

Signature of Notary Public

Place Notary Seal Above

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: 2/5/08 Number of Pages: 1

Signer(s) Other Than Named Above: Deborah J. Lovejoy

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ronald D. Lovejoy Jr.

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

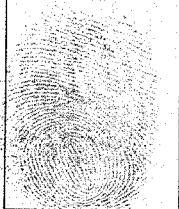
☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



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

