

2008-015057

Klamath County, Oregon



00055842200800150570030035

THIS SPACE I

11/06/2008 11:35:40 AM

Fee: \$31.00



After recording return to:

David M. Beeson
4648 Crosby Ave
Klamath Falls, OR

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

David M. Beeson
4648 Crosby Ave
Klamath Falls, OR

File No.: 7021-1289637 (ALF)

Date: September 23, 2008

STATUTORY WARRANTY DEED

Travis J. Funk and Kristina A. Muscutt, not as tenants in common, but with right of survivorship, Grantor, conveys and warrants to **David M. Beeson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 7 AND 8 IN BLOCK 6 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$141,500.00**. (Here comply with requirements of ORS 93.030)

231-

APN: R518700

Statutory Warranty Deed
- continued

File No.: 7021-1289637 (ALF)
Date: 09/23/2008

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 31 day of October, 2008.

Travis J. Funk

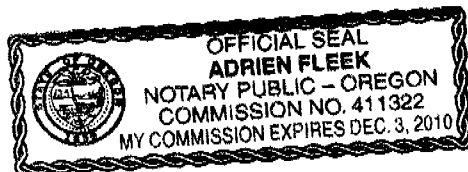
Kristina A. Muscutt
Kristina A. Muscutt

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31 day of October, 2008
by ~~Travis J. Funk~~ and Kristina A. Muscutt.


Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10



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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 3 day of November, 2008.


Travis J. Funk


Kristina A. Muscutt

STATE OF Oregon)
County of ~~Klamath~~ ^{ASTORIA} LINN)ss.

This instrument was acknowledged before me on this 03 day of NOVEMBER, 2008
by ~~Travis J. Funk and Kristina A. Muscutt~~ ^{ASTORIA}



Notary Public for Oregon
My commission expires: 12-10-2011

