

2008-016827

Klamath County, Oregon



00057927200800168270020027

12/26/2008 02:47:40 PM

Fee: \$26.00



After recording return to:
Tanya L Ringulet
604 Mt. Whitney Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tanya L Ringulet
604 Mt. Whitney Street
Klamath Falls, OR 97601

File No.: 7021-1266200 (ALF)
Date: November 26, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Beneficial Oregon, Inc., Grantor, conveys and warrants to **Tanya L Ringulet**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Westerly Rectangular 11.5 Feet of Lot 4 and all of Lot 5, Block 14, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Note: This legal description was created prior to January 1, 2008.

Subject to:

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.

The true consideration for this conveyance is **\$89,500.00**. (Here comply with requirements of ORS 93.030)

F 26

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 2 day of December, 2008.

Beneficial Oregon, Inc.

Magda Awad
By: _____
Magda Awad
Ast. Vice President

STATE OF California)
County of Los Angeles)ss.

This instrument was acknowledged before me on this 2 day of December, 2008
by Magda Awad as Ast. Vice President of Beneficial Oregon, Inc., on
behalf of the .

A. Kim

Notary Public for California
My commission expires: Oct. 27 2011

