

MT84972-LW

THIS SPACE RE

2009-007277

Klamath County, Oregon



05/26/2009 03:33:14 PM

Fee: \$21.00

After recording return to:
BRENDA F. OVERMYER

10707 Yonna Loop Dr.
Bonanza OR 97623

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

BRENDA F. OVERMYER

10707 Yonna Loop Dr.
Bonanza, OR 97623

Escrow No. MT84972-LW

Title No. 0084972

SWD

STATUTORY WARRANTY DEED

RICHARD T. BEARD and SHEILA E. BEARD, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BRENDA F. OVERMYER**, 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 6 in Block 1 of TRACT NO. 1009, YONNA WOODS, 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 **\$215,000.00**.

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 26th day of May, 2009.

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 May 26, 2009 by RICHARD T. BEARD and SHEILA E. BEARD.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2011

21amt