

2009-011074

Klamath County, Oregon



00071214200900110740020023

COVER SHEET

ORS: 205.234

08/18/2009 11:22:19 AM

Fee: \$26.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

15F1451718

After recording, return to:

Victoria M. Glassow
707 Addison Street
Klamath Falls, OR 97601

The date of the instrument attached is 9/8/09.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

William P. Beardsley

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Victoria M. Glassow

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 73,459.50

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____

Previously recorded as: _____

FLU-

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Victoria M. Glassow 707 Addison Street Klamath Falls, OR 97601
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- WARRANTY DEED -

William P. Beardsley, Grantor, conveys and warrants to Victoria M. Glassow, Grantee, his one-half interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The Easterly 52 feet, less the Northwest 7 feet of Lot 1, Block 49, Nichols 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.

SUBJECT TO AND EXCEPTING: 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 and actual consideration for this transfer is \$73,459.50.

THIS INSTRUMENT WILL 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.

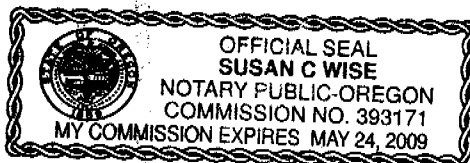
Dated this 8th day of September, 2008.

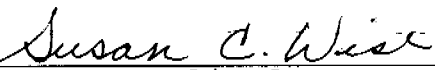


William P. Beardsley

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 8th day of September, 2008, the above-named William P. Beardsley, and acknowledged the foregoing instrument to be his voluntary act.





Notary Public for Oregon
My Commission expires: May 24, 2009