

2009-015875

Klamath County, Oregon



00076904200900158750010016

12/18/2009 02:34:04 PM

Fee: \$37.00

After Recording Return to:

DOUGLAS R. BEDDOW

5206 Walton Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DOUGLAS R. BEDDOW

5206 Walton Dr.

Klamath Falls, OR 97603

ATE 67278

### WARRANTY DEED

(INDIVIDUAL)

TAMMY BEDDOW, herein called grantor, convey(s) to DOUGLAS R. BEDDOW, an unmarried man herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

The Southeasterly 5.75 feet of Tract 8 and the Northwesterly 97.50 feet of Tract 9, HOMEDALE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE:041 MAP: 3909-011AB TL: 03800 KEY: 548786

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$180,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated November 1, 2009.

TAMMY BEDDOW

STATE OF OREGON, County of Klamath) ss.

On December 14, 2009 personally appeared the above named TAMMY BEDDOW and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



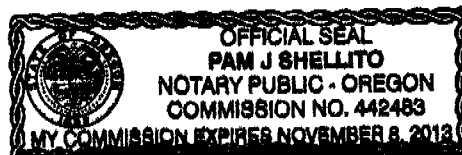
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67278PS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2013

Official Seal



ATE 37