



After recording return to:
Tammy M. Beddow
9324 St. Andrews Circle
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tammy M. Beddow
9324 St. Andrews Circle
Klamath Falls, OR 97603

File No.: 7021-1508080 (DMC)
Date: December 16, 2009

2009-016307

Klamath County, Oregon



12/31/2009 01:48:08 PM

Fee: \$47.00

THIS SPACE

STATUTORY WARRANTY DEED

Katherine M. Short, Trustee of the Katherine M. Short Trust uad June 02, 2009, Grantor,
conveys and warrants to **Tammy M. Beddow**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$215,000.00**. (Here comply with requirements of ORS 93.030)

F47-

APN: R875898

Statutory Warranty Deed
- continued

File No.: 7021-1508080 (DMC)
Date: 12/16/2009

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 18 day of December, 2009.

Katherine M. Short, Trustee of the Katherine
M. Short Trust uad June 2, 2009

Katherine M. Short
Katherine M. Short, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of December, 2009
by Katherine M. Short as Trustee of Katherine M. Short, Trustee of the Katherine M. Short Trust uad June
2, 2009, on behalf of the Trust.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2013

APN: R875898

Statutory Warranty Deed
- continued

File No.: 7021-1508080 (DMC)
Date: 12/16/2009

EXHIBIT A

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

**UNIT A OF BUILDING NO. 3, STAGE II PLAT OF TRACT 1271 - SHIELD CREST
CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT INTEREST IN COMMON AREAS AS DISCLOSED BY DECLARATION OF
SHIELD CREST CONDOMINIUMS RECORDED APRIL 23, 1991 AND SUPPLEMENTED BY
SUPPLEMENTAL DECLARATION.**

**ALSO TOGETHER WITH AN UNDIVIDED INTEREST IN ALL THOSE PRIVATE ROADS SHOWN
ON THE PLAT AND MORE PARTICULARLY DESCRIBED IN DECLARATION RECORDED IN
VOLUME M84, PAGE 4256 AND IN EASEMENT RECORDED MAY 23, 1990 IN VOLUME M90
PAGE 9828, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**