

NOT 87784-LW

THIS SPACE R

2010-007257

Klamath County, Oregon



06/14/2010 03:21:18 PM

Fee: \$37.00

After recording return to:

JOSEPH D. BEAHM

213 CEDAR ST. APT. 1

KLAMATH FALLS, OR 97601

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

JOSEPH D. BEAHM

213 CEDAR ST. APT. 1

KLAMATH FALLS, OR 97601

Escrow No. MT87784-LW

Title No. 0087784

SWD r.012910

STATUTORY WARRANTY DEED

JUANITA PENDERGRASS WHO ACQUIRED TITLE AS JUANITA GREGORY, Grantor(s) hereby convey and warrant to **JOSEPH D. BEAHM**, 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 30 in Block 61 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, 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 **\$11,500.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11 day of June, 2010

Juanita Pendergrass
JUANITA PENDERGRASS WHO ACQUIRED TITLE AS JUANITA GREGORY

STATE OF CALIFORNIA

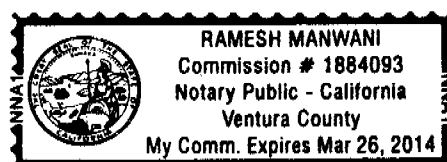
COUNTY OF Ventura ^{SS.}

On 11th ~~of~~ June 2010, 2010 before me, Ramesh manwani ~~Notary Public~~ personally appeared JUANITA PENDERGRASS WHO ACQUIRED TITLE AS JUANITA GREGORY ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Ramesh Manwani



37Amf