

2010-011078

Klamath County, Oregon



00090424201000110780030034

THIS SPACE

09/17/2010 03:32:49 PM

Fee: \$47.00



After recording return to:  
Michael Bever and Julie Bever  
PO Box 3311  
Brookings, OR 97415

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael Bever and Julie Bever  
PO Box 3311  
Brookings, OR 97415

File No.: 7171-1624409  
(Order#00068124)  
Date: September 13, 2010

ATE 68124

### STATUTORY WARRANTY DEED

**Gary L. Kerr and Karen L. Kerr as to an undivided 50% interest and Bruce Workman and Glenda Workman as to an undivided 50% interest as tenants in common with right of survivorship.,** Grantor, conveys and warrants to **Michael Bever and Julie Bever, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**LOT 7, BLOCK 2, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT #1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE:022 MAP:3805-005B0 TL:02100 KEY:R71380**

**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 **\$200,000.00.** (Here comply with requirements of ORS 93.030)

ATE 47

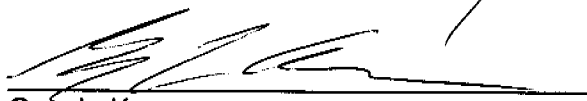
APN:

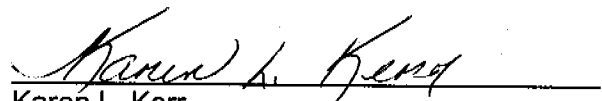
Statutory Warranty Deed  
- continued

File No.: 7171-1624409 (GJH)  
Date: 09/13/2010

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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14<sup>th</sup> day of September, 2010.

  
Gary L. Kerr

  
Karen L. Kerr

STATE OF Oregon )  
County of Curry )ss.  
)

This instrument was acknowledged before me on this 14<sup>th</sup> day of September, 2010  
by **Gary L. Kerr and Karen L. Kerr and Bruce Workman and Glenda Workman.**



  
Notary Public for Oregon

My commission expires: 11-4-2010

APN:

Statutory Warranty Deed  
- continued

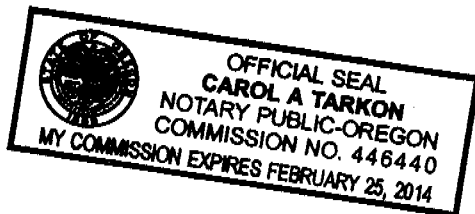
File No.: 7171-1624409 (BJH)  
Date: 09/13/2010

→  
x Bruce Workman → x Glenda Workman  
Bruce Workman Glenda Workman

STATE OF Oregon )  
COUNTY OF Jackson )  
SS.

On this 15<sup>th</sup> day of Sept, 2010, before me, a Notary Public in and for said State, personally appeared Bruce Workman and Glenda Workman known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



C. Tarkon  
Notary Public for the State of Oregon

My Commission Expires: 2-25-2014