

MT89008-SH



After recording return to:

JANE F. REEDER  
3002 WARDS CREEK RD.  
ROGUE RIVER, OR 97537

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

JANE F. REEDER  
3002 WARDS CREEK RD.  
ROGUE RIVER, OR 97537

Escrow No. MT89008-SH  
Title No. 0089008  
SWD-EM r.012910

THIS SPAC

2010-014274  
Klamath County, Oregon



00094165201000142740030031

12/16/2010 03:33:34 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**SUZANNE BEATY WHO ACQUIRED TITLE AS SUZANNE HINSHAW, Grantor(s) hereby convey and warrant to JANE F. REEDER, 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:**

#### **SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 \$30,000.00.

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.

A.7PMJ

Dated this 14 day of Dec, 2010

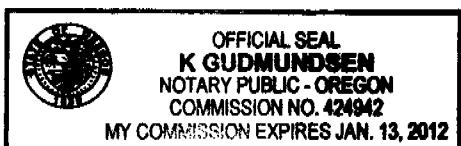
X Suzanne Beaty  
Suzanne Beaty

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 14, 2010 by SUZANNE BEATY.

K. Gudmundsen  
(Notary Public for Oregon)

My commission expires 1-13-12



unofficial  
copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot 6, Block 58 in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, bounded and described as follows:

Beginning at the Southeast corner of Lot 5, Block 58 in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence East along the dividing line of Lots 5 and 6 a distance of 130 feet to the boundary of Michigan Avenue; thence South along the boundary of Michigan Avenue to a point 34 feet; thence Easterly 130 feet to East Main Street; thence North along the Eastern boundary of Lot 6 to the place of beginning.

*unofficial  
copy*