

1st 1747379

2011-010056

Klamath County, Oregon



THIS SPACE RE



00106909201100100560020021

09/02/2011 02:47:21 PM

Fee: \$42.00

After recording return to:
Ramona Beaudin
3753 Butte Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ramona Beaudin
3753 Butte Street
Klamath Falls, OR 97601

File No.: 7021-1747379 (TM)
Date: August 22, 2011

STATUTORY WARRANTY DEED

Jocelyn Beaudin, Trustee, or her successors in trust, under the Jocelyn Beaudin Family Trust Dated April 28, 2003, and any amendments thereto., Grantor, conveys and warrants to **Ramona Beaudin**, 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:

LOTS 17 AND 18 IN BLOCK 1 OF LENOX, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$76,000.00**. (Here comply with requirements of ORS 93.030)

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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 1 day of September, 2011.

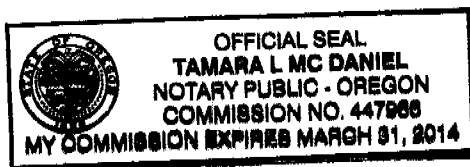
Jocelyn Beaudin, Trustee, or her successors
in trust, under the Jocelyn Beaudin Family
Trust Dated April 28, 2003, and any
amendments thereto.

Jocelyn Beaudin
Jocelyn Beaudin, Trustee

STATE OF Oregon)
)ss.

County of Klamath)

This instrument was acknowledged before me on this 1 day of Sept, 2011
by Jocelyn Beaudin as Trustee of Jocelyn Beaudin Family Trust, on behalf of the Trust.



Notary Public for Oregon

My commission expires: 3/31/14