

MT 94514-LW

THIS SPA

2012-009817

Klamath County, Oregon



09/05/2012 03:17:36 PM

Fee: \$47.00

After recording return to:

GLEN E. BEEMAN

11122 NEWLUN DR.

KLAMATH FALLS, OR 97603

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

GLEN E. BEEMAN

11122 NEWLUN DR.

KLAMATH FALLS, OR 97603

Escrow No. MT94514-LW

Title No. 0094514

SWD r.020212

STATUTORY WARRANTY DEED

VERNON G. NEWLUN and WILLIAM K. NEWLUN and LUELLA MAE DUNHAM, as tenants in common,

Grantor(s), hereby convey and warrant to

GLEN E. BEEMAN and CAROL A. BEEMAN, as tenants by the entirety,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$210,000.00.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

Handwritten signature

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31 day of Aug. 2012.

Vernon G. Newlun
VERNON G. NEWLUN

Luella M Dunham
LUELLA M. DUNHAM AKA LUELLA MAE DUNHAM

BY: Vernon G. Newlun
VERNON G. NEWLUN, HER ATTORNEY IN FACT

William K. Newlun
WILLIAM K. NEWLUN

BY: Vernon G. Newlun
VERNON G. NEWLUN, HIS POWER OF ATTORNEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 31, 2012 by VERNON G. NEWLUN FOR HIMSELF AND AS ATTORNEY IN FACT FOR WILLIAM K. NEWLUN and LUELLA M. DUNHAM AKA LUELLA MAE DUNHAM

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land called 1B (see R.O.S. #1010) located in the N.E. corner of W1/2 of NE1/4 of SW1/4 of Section 9, Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as thus:

Beginning at a point located S. 89° 07'E., 327.2 feet from the center West 1/16 corner Section 9; thence S. 0° 16 ½' W., 447.86 feet to a pt.; thence S. 89° 20 ½' E., 327.85 feet to a ½ inch iron pin; thence N. 0° 10 ½' E., 446.55 feet to a point; thence N. 89° 07'W., 327.2 feet to a point of beginning.