

MT 95301-SH



THIS SPACE RESERVED FOR RECORDER'S USE

2012-011218

Klamath County, Oregon

10/10/2012 09:49:54 AM

Fee: \$42.00

After recording return to:

VANESSA MARTINEZ BEAS

P.O. BOX 523

TULELAKE, CA 96134

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

VANESSA MARTINEZ BEAS

P.O. BOX 523

TULELAKE, CA 96134

Escrow No. MT95301-SH

Title No. 0095301

SWD r.020212

STATUTORY WARRANTY DEED

**GEORGE DUGAN CHEVROLET CO, A DISSOLVED OREGON CORPORATION WHO
ACQUIRED TITLE AS DUGAN CHEVROLET COMPANY, an Oregon Corporation, BY
MARJORIE H. DUGAN AND KENNETH S. DUGAN, SOLE SHAREHOLDERS**

Grantor(s), hereby convey and warrant to

VANESSA MARTINEZ BEAS,

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:

The N1/2 of Lot 10, Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$38,000.00**.

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.

42 AMT

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 9 day of 10, 2012.

Kenneth S Dugan - SOLE
SHAREHOLDER
KENNETH DUGAN

Marjorie H Dugan SOLE
SHAREHOLDER

MARJORIE H. DUGAN
BY: Dianne E Spires AS HER ATTORNEY
IN FACT
DIANNE E. SPIRES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 9, 2012 by KENNETH DUGAN AND MARJORIE H. DUGAN BY AND THROUGH HER POWER OF ATTORNEY, DIANNE SPIRES AS SOLE SHAREHOLDERS OF GEORGE DUGAN CHEVROLET AKA DUGAN CHEVROLET COMPANY, A DISSOLVED OREGON CORPORATION

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

