

2013-005507

Klamath County, Oregon



00136115201300055070030032

05/16/2013 01:23:09 PM

Fee: \$47.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Lensman & Associates, Ltd.

Attn: Melissa M. Brown

4571 Stephen Circle, N.W., Suite 200

Canton, OH 44718

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Steven V. Belden

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Belden Capital, LLC

**4) TRUE AND ACTUAL CONSIDERATION  
ORS 93.030(5) – Amount in dollars or other**

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Belden Capital, LLC

4571 Stephen Circle, N.W., #200

Canton, OH 44718

**6) SATISFACTION of ORDER or WARRANT  
ORS 205.125(1)(e)**

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED TO CORRECT**

**PREVIOUSLY RECORDED IN  
BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

Returned • Counter

**RETURN TO:**

Lensman & Associates, Ltd.  
4571 Stephen Cir. N.W., Ste. 200  
Canton, Ohio 44718

**MAIL TAX STATEMENTS TO:**

Belden Capital, LLC  
4571 Stephen Cir. N.W., Ste. 200  
Canton, Ohio 44718

**STATUTORY WARRANTY DEED**

Steven V. Belden, Grantor, hereby conveys and warrants to Belden Capital, LLC, an Ohio limited liability company, Grantee, its successors and assigns, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 27, Block 1, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those listed 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 Zero Dollars (\$0.00).

**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, 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 16<sup>th</sup> day of May, 2013.

GRANTOR:

Steven V. Belden  
Steven V. Belden

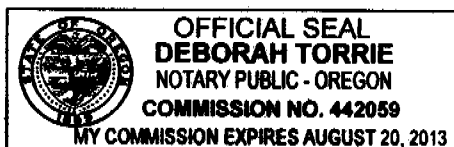
STATE OF OREGON }

COUNTY OF KLAMATH }

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Steven V. Belden, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

Witness my official seal this 16<sup>th</sup> day of May, 2013.



Deborah Torrie  
Notary Public