



THIS SPACE RESERVED FOR

2013-012616
Klamath County, Oregon
11/12/2013 10:10:41 AM
Fee: \$47.00

After recording return to:

Sean Beeks

5611 Shasta Way

Klamath Falls, OR 97603

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

Sean Beeks

5611 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT99045-SH

Title No. 0099045

SWD r.020212

STATUTORY WARRANTY DEED

Matthew Wayne Eagleton,

Grantor(s), hereby convey and warrant to

Sean Beeks and Tashina M. Kocurek, not as tenants in common, but with right of survivorship,

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

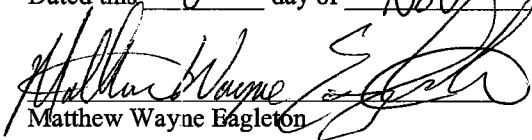
The true and actual consideration for this conveyance is **\$116,000.00**.

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:

47.00

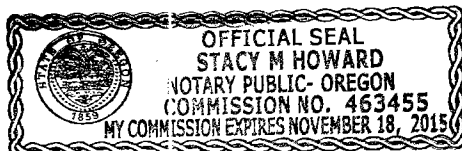
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of Nov, 2013


Matthew Wayne Eagleton

State of Oregon
County of Klamath

This instrument was acknowledged before me on Nov 8, 2013 by Matthew Wayne Eagleton.



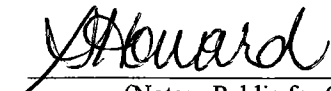

(Notary Public for Oregon)
My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of TRACT NO. 67, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the W1/2 of TRACT NO. 67 of FAIR ACRES SUBDIVISION NO. 1, as shown by the official plat thereof running thence North along the West line of said Tract 140 feet to a point; thence East at right angles to said West line 140 feet; thence South at right angles 140 feet to the South line of said TRACT; thence West 140 feet to the point of beginning.