



99661-DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-000242
Klamath County, Oregon
01/10/2014 12:09:26 PM
Fee: \$47.00

After recording return to:

JENNIFER BEETS

62 Pine Street

Klamath Falls, OR 97601

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

JENNIFER BEETS

62 Pine Street

Klamath Falls, OR 97601

Escrow No. MT99661-DS

Title No. 0099661

SWD r.020212

STATUTORY WARRANTY DEED

MONICA RAE PARDY, WHO ACQUIRED TITLE AS MONICA SCHOENTHALER

Grantor(s), hereby convey and warrant to

JENNIFER BEETS,

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 Westerly 88 feet of Lot 1, Block 33, HILLSIDE ADDITION, 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 **\$55,000.00**.

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:

470000

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 9th day of January, 2014

Monica Rae Pardy
MONICA RAE PARDY

State of Oregon

County of Washington

This instrument was acknowledged before me on January 9th, 2014 by MONICA RAE PARDY.

Katherine Marie Theerman

(Notary Public for Oregon)

My commission expires August 25th, 2017

