

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2014-002145

Klamath County, Oregon



00149647201400021450010019

03/12/2014 02:32:37 PM

Fee: \$42.00

OFFICE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address\*

Grantee's Name and Address\*

After recording, return to (Name and Address):

Ronald Edward Stevens

Until requested otherwise, send all tax statements to (Name and Address):

Ronald Edward Stevens  
2726 Hope Street  
Klamath Falls, Oregon 97603

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## WARRANTY DEED - STATUTORY FORM

Beulah M. CARSON and Ronald E STEVENS, with rights  
of survivorship, Grantor,  
conveys and warrants to Ronald Edward StevensGrantee,  
the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath  
County, Oregon:Lots 34 and 35 in block 12 of St Francis Park, according to the official  
plat thereof on file in the office of county clerk, Klamath County Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 100 (Here, comply with the requirements of ORS 93.030.)

DATED 3-12-14

; any signature on behalf of a business or other entity is made with the  
authority of that entity.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 DETER-  
MINE 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 12, 2014  
by Beulah May Carson and Ronald Edward Stevens

This instrument was acknowledged before me on

by

as

of

Jenice M. Zupan  
Notary Public for Oregon  
My commission expires 01.03.2018

Returned @ County