



THIS SPACE RESERVED FOR

**2014-002497**  
Klamath County, Oregon  
03/24/2014 10:26:37 AM  
Fee: \$47.00

After recording return to:

Betty Jean Hilyard

7909 Keller Rd.

Klamath Falls, OR 97601

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

Betty Jean Hilyard

7909 Keller Rd.

Klamath Falls, OR 97601

Escrow No. MT100269SH

Title No. 0100269

SWD r.020212

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### STATUTORY WARRANTY DEED

**Donald Beck and Linda J. Beck, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Betty Jean Hilyard, as to an undivided 50% interest, and Larry F. Hilyard, as to an undivided 50% interest, as tenants in common,**

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:

Lot 9 in Block 6 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$183,000.00**.

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:

ATP

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 20<sup>th</sup> day of March 2014

Donald Beck  
Donald Beck

Linda J. Beck  
Linda J. Beck

By Linda J. Beck, his atty in fact  
Linda J. Beck, his attorney in fact

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 3-20-, 2014 by Linda J. Beck, individually and as attorney in fact for Donald Beck.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

