

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP

2014-002716

Klamath County, Oregon



00150367201400027160030037

03/28/2014 01:58:51 PM

Fee: \$52.00

SPACE RESERVED
FOR
RECORDER'S USEMachael Ramirez
Robert L Beals

Grantor's Name and Address

Richard G Beals

4641 Altamont Dr.

Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Richard G Beals

4641 Altamont Dr.

Klamath Falls OR 97603

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

Richard G Beals

4641 Altamont Dr.

Klamath Falls OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Machael Ramirez, Robert Beals

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Richard Beals Jr. and Raquel Beals (husband & wife) hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 2 Casitas, Klamath County, Oregon
Assessor's Account No 578075
Lot 3 Casitas, Klamath County, Oregon
Assessor's Account No 578066

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 28, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

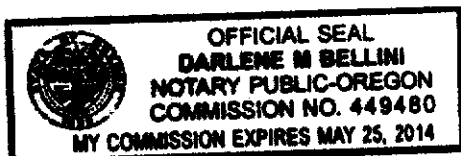
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Machael R Ramirez
Robert L Beals

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 28, 2014
by MACHAEL RAMIREZ AND ROBERT L BEALS

This instrument was acknowledged before me on March 28, 2014
by MACHAEL R RAMIREZ AND ROBERT L BEALS
as LISTED ABOVE
of OREGON



[Signature]
Notary Public for Oregon
My commission expires MAY 25, 2014.

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

To the Probate Clerk, Klamath County

NO. 9001141 CV

Small Estate of RICHARD G. BEALS,

ORDER CLOSING ESTATE

Deceased.

THIS MATTER having come before the Court upon the Motion of Richard G. Beals, Jr., and supported by an Affidavit; the Court having considered the same and being fully advised in the premises,

NOW, THEREFORE, it is ORDERED as follows:

1. The following described real property:

Lot 2, CASITAS, Klamath County, Oregon,

Assessor's Account No. 578075

Lot 3, CASITAS, Klamath County, Oregon,

Assessor's Account No. 578066

LEGAL
DESCRIPTION

is hereby vested in the following names:

Richard G. Beals, Jr., Machel Ramirez and Robert L. Beals, each as to an undivided one-third interest.

The following described personal property is hereby vested in the names of Richard G. Beals, Jr. Machel Ramirez and Robert L. Beals, each as to an undivided one-third interest:

STOCK: Pacific Corp - 300 shares

Safeco Equity Fund, Inc. - 836.031 shares

BANK ACCOUNTS:

Forest Products Credit Union Account No. 3110

Highland Community Credit Union Account No. 261306

Order Closing Estate - Page 1.

DIVIDEND CHECK - Pacific Corp dated 2/15/90 in the amount of \$207.00

VEHICLES:

1981 Datsun pickup, Title #8412556637

1979 Suzuki, Title #8712872221

1978 Sway Tamer utility trailer, Title #8023454576

1966 Chevrolet pickup, Title #7433004123

1941 Ford pickup, Title #7033107402 - one-half interest

2. The Small Estate of Richard G. Beals, Klamath County Circuit Court Case No. 9001141CV is hereby closed.

Dated this 23 day of August, 1990.

Robert W. Simpson
Circuit Court Judge

STATE OF OREGON)

County of Klamath)

I, LYN G. HARDY Clerk of the Circuit Court of the County of Klamath and the State of Oregon do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 26 day of Sept A.D. 1990

LYN G. HARDY, Clerk of Court



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Wm. L. Sisemore

on this 26th day of Sept. A.D. 19 90
at 12:09 o'clock P M. and duly recorded
in Vol. M90 of Deeds Page 19430

Evelyn Biehn County Clerk

By *Pauline M. Anderson*

Fee, \$33.00

Deputy.

Rel: 26
LIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229

OSB #70133

Order Closing Estate - Page 2.