



THIS SPACE RESERVED FOR RECORDER'S USE

2014-003019

Klamath County, Oregon

04/07/2014 02:59:56 PM

Fee: \$47.00

After recording return to:

David T. Beanland

11835 Ramirez Road

Klamath Falls, OR 97603

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

David T. Beanland

11835 Ramirez Road

Klamath Falls, OR 97603

Escrow No. MT100236SH

Title No. 0100236

SWD r.020212

STATUTORY WARRANTY DEED

Edwin A. Dusablon and Carole A. Dusablon, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

David T. Beanland and Jodi F. Beanland, as tenants by the entirety,

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 6 of Tract 1332, SCENIC VALLEY, 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 **\$275,000.00**.

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:

470m4

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 21 day of March, 2014

Edwin A. Dusablon
Edwin A. Dusablon

Carole A. Dusablon
Carole A. Dusablon

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 21, 2014 by Edwin A. Dusablon and Carole A. Dusablon.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11-18-15