

1st 2322879-LW

2014-010847  
Klamath County, Oregon  
10/16/2014 12:19:56 PM  
Fee: \$52.00



After recording return to:  
Dennis Richard Teater and Rebecca  
Teater  
9324 St Andrews Cir  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Dennis Richard Teater and Rebecca  
Teater  
9324 St Andrews Cir  
Klamath Falls, OR 97603

File No.: 7021-2322879 (LW)  
Date: September 22, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Tammy M Beddow**, Grantor, conveys and warrants to **Dennis Richard Teater and Rebecca Teater, Husband and Wife as Tenants by the Entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**UNIT A OF BUILDING NO. 3, STAGE II PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT INTEREST IN COMMON AREAS AS DISCLOSED BY DECLARATION OF SHIELD CREST CONDOMINIUMS RECORDED APRIL 23, 1991 AND SUPPLEMENTED BY SUPPLEMENTAL DECLARATION.**

**ALSO TOGETHER WITH AN UNDIVIDED INTEREST IN ALL THOSE PRIVATE ROADS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED IN DECLARATION RECORDED IN VOLUME M84, PAGE 4256 AND IN EASEMENT RECORDED MAY 23, 1990 IN VOLUME M90 PAGE 9828, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

**Subject to:**

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$218,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

APN: **R875898**

Statutory Warranty Deed  
- continued

File No.: **7021-2322879 (LW)**

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 15 day of October, 2014.



Tammy M Beddow

STATE OF CALIFORNIA )  
 )ss.  
County of MONTEREY, )

This instrument was acknowledged before me on this 15<sup>th</sup> day of OCTOBER, 2014 by **Tammy M Beddow**.



Notary Public for  
My commission expires:

