

18 2528962

2015-010753
Klamath County, Oregon
09/30/2015 12:34:31 PM
Fee: \$42.00

Western Title & Escrow

Order Number: 107546-KH

Grantor
R. Peter Hatton 63625 N. Brahma Court Bend, OR 97701
Grantee
Gerald Adams Beard Leslie June Jacob - Beard 12499 SW George Millican Rd Prineville, OR 97754
Until a change is requested, all tax statements shall be sent to the following address:
Gerald Adams Beard Leslie June Jacob - Beard 12499 SW George Millican Rd Prineville, OR 97754

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

R. Peter Hatton, Grantor, conveys and warrants to Gerald Adams Beard and Leslie June Jacob - Beard, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

Lot 19, Block 35, TRACT 1184 - OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: R233820

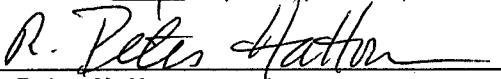
Map & Tax Lot: R-03507-017BA-01500

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$3,550.00. (Here comply with requirements of ORS 93.030.)

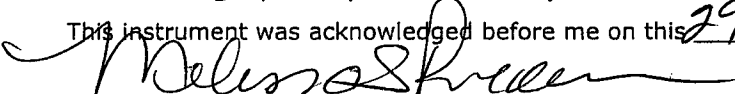
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Executed this 29 day of September, 2015

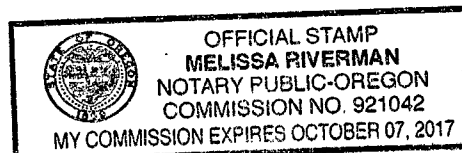

R. Peter Hatton

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 29 day of September, 2015 by R. Peter Hatton


Notary Public for the State of Oregon

My commission expires: _____



F.
47.00