



NITC 84743AM

After recording return to:

Sharleen R. Hutchison

PO Box 7927

Klamath Falls, OR 97602

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

Sharleen R. Hutchison

PO Box 7927

Klamath Falls, OR 97602

File No. 84743AM

2016-000952

Klamath County, Oregon

01/29/2016 03:05:03 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bruce C. Beane, Trustee of The Agnes C. Beane Trust, uda September 11, 2000, and their successors in Trust,
Grantor(s), hereby convey and warrant to

Sharleen R. Hutchison ,

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:

**Unit C, Building 9, SHIELD CREST CONDOMINIUMS, situate in Lot 11, Block 4 of Tract 1257, Re-subdivision of a portion of FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
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, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$193,000.00.

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:

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.

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Dated this 28th day of January 2016.

The Agnes C. Beane Trust, uda
September 11, 2000

By: Bruce C Beane, Trustee
Bruce C. Beane, Trustee

State of Washington } ss
County of King }

On this 28 day of January, 2016, before me, Wendy W Greene a Notary Public in and for said state, personally appeared Bruce C. Beane, Trustee of The Agnes C. Beane Trust, uda September 11, 2000, and their successors in Trust, known or identified to me to be the person(s) whose name(s) @are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Wendy W Greene
Notary Public for the State of Washington
Residing at: Renton
Commission Expires: 02-19-2018

