



2016-003017

Klamath County, Oregon

03/22/2016 01:42:16 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sally Huynh

2339 James Martin Court

Klamath Falls, OR 97601

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

Sally Huynh

2339 James Martin Court

Klamath Falls, OR 97601

File No. 75408AM

STATUTORY WARRANTY DEED

Scott A. Beery and Heidi M. Beery,

Grantor(s), hereby convey and warrant to

Sally Huynh ,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$190,000.00**.

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.

Dated this 17th day of March, 2016

Scott A. Beery
Scott A. Beery

Heidi M. Beery
Heidi M. Beery

State of Oregon } ss
County of Douglas }

On this 17th day of March, 2016, before me, Marla Anne Breeze
a Notary Public in and for said state, personally appeared Scott A. Beery and Heidi M. Beery, known or identified to me to be the person(s) whose name(s) is/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.

Marla Anne Breeze
Notary Public for the State of Oregon
Residing at: Sutherlin
Commission Expires: 10/31/16

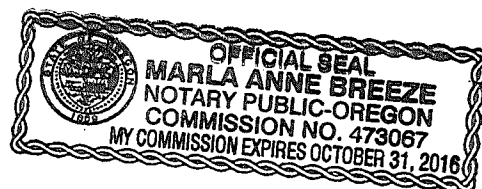


EXHIBIT "A"

Lot 6 of Tract 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM

Beginning at the most easterly corner common to Lots 6 and 7, OLD FORT ESTATES TRACT NO. 1327, situated in the SW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies on the North R/W boundary of James Martin Court; thence along the Northeast boundary of Lot 6 North 42°22'20" West 35.34 feet to a point; thence South 36°53'43" East 4.50 feet to a 5/8" iron rod; thence South 39°07'31" East 31.00 feet to a 5/8" iron rod on the right-of-way boundary of James Martin Court; thence along said right-of-way boundary on a 50 foot radius curve to the left with a chord bearing North 45°40'50" West 2.19 feet to the point of beginning.

(Bearing based on Property Line Adjustment 17-09)

TOGETHER WITH:

Beginning at the most northerly corner common to Lots 6 and 7, OLD FORT ESTATES TRACT NO. 1327, situated in the SW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies on the South R/W boundary of Old Fort Road; thence along the Southwest boundary of Lot 7 South 42°22'20" East 64.15 feet to a point; thence North 36°53'43" West 64.54 feet to a point on the South right-of-way boundary of Old Fort Road and for which a 5/8" iron reference rod bears South 36°53'43" East 0.47 feet; thence along said right-of-way boundary South 47°37'47" West 6.16 feet to the point of beginning.

(Bearing based on Property Line Adjustment 17-09)