



2016-004397
Klamath County, Oregon
04/29/2016 02:22:34 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

C & T Properties LLC, an Oregon limited liability
company

721 Main Street

Klamath Falls, OR 97601

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

C & T Properties LLC, an Oregon limited liability
company

721 Main Street

Klamath Falls, OR 97601

File No. 99445AM

STATUTORY WARRANTY DEED

Dan R. Beach and Susan J. Beach, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

C & T Properties LLC, an Oregon limited liability company ,

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:

Thirty feet (30') off the Westerly side of Lot 2, Block 14, in the City of Klamath Falls, (formerly Linkville) Oregon, described as follows:

Beginning at the Southwesterly corner of said Lot 2 in Block 14; thence Easterly along the Southerly line of Lot 2, a distance of 30 feet; thence Northerly, at right angles to Main Street, a distance of 112 feet; thence Westerly, parallel to Main Street, a distance of 30 feet to the Westerly line of said Lot 2; thence Southerly, along the Westerly line of said Lot 2, 112 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$202,500.00.**

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 26 day of April, 2016

Dan R. Beach
Dan R. Beach

Susan J. Beach
Susan J. Beach

State of Oregon } ss
County of Klamath }

On this 26 day of April, 2016 before me, Cherice F. Treasure a
Notary Public in and for said state, personally appeared Dan R. Beach and Susan J. Beach, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 6/17/2016

