



2016-005340
Klamath County, Oregon
05/20/2016 11:39:57 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

The Glen E. Beeman and Carol A. Beeman Revocable
Living Trust and any amendments thereto
5011 Harlan Drive
Klamath Falls, OR 97603

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

The Glen E. Beeman and Carol A. Beeman Revocable
Living Trust and any amendments thereto
5011 Harlan Drive
Klamath Falls, OR 97603

File No. 88142AM

STATUTORY WARRANTY DEED

Steven C. Souder and Lynda Lee Souder,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**Glen E. Beeman and Carol A. Beeman, Trustees of The Glen E. Beeman and Carol A. Beeman Revocable
Living Trust dated January 27, 2016 and any amendments thereto ,**

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:

**Tract 32 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion thereof conveyed to Wallace Nordwall by deed recorded
September 22, 1947 in Book 211, page 418, Deed Records of Klamath County, Oregon, described as follows:**

**Beginning at the most Southerly corner of Lot 32, HOMEDALE, a platted subdivision in Klamath County,
Oregon; thence North 46° 30' East along the Southeasterly line of said lot, a distance of 193.6 feet; thence
North 43° 30' West parallel to the Southwesterly line of said lot, a distance of 75 feet; thence South 46° 30'
West 193.6 feet to the Southwesterly line of said lot; thence South 43° 30' East 75 feet to the point of
beginning.**

The true and actual consideration for this conveyance is **\$182,000.00.**

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 20 day of may, 2016

Steven C. Souder
Steven C. Souder

Lynda Lee Souder
Lynda Lee Souder

State of Oregon } ss
County of Klamath }

On this 20 day of May, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Steven C. Souder and Lynda Lee Souder, 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.

Debbie Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9-8-17

