



THIS SPACE RESERVED

2016-008080

Klamath County, Oregon

07/29/2016 01:34:07 PM

Fee: \$52.00

After recording return to:

Lance Lesueur

527 Main St

Klamath Falls, OR 97601

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

Lance Lesueur

527 Main St

Klamath Falls, OR 97601

File No. 115862AM

STATUTORY WARRANTY DEED

Jodi Fahsholtz now known as Jodi Beanland , Wayne L. Fahsholtz and Judith R. Fahsholtz not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Lance Lesueur ,

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:

Lot 9 in Block 1, Tract 1022, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$130,000.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 28th day of July, 2016.

Judith R. Fahsholtz

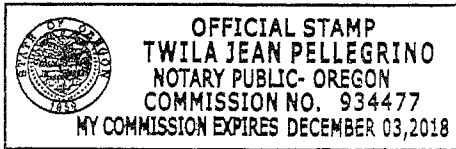
Wayne L. Fahsholtz

Jodi Beanland
Jodi Beanland

State of Oregon } ss
County of Klamath }

On this 28th day of July, 2016, before me, Twila Pellegrino a
Notary Public in and for said state, personally appeared Jodi Beanland, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Wayne L. Fahsholtz and Judith R. Fahsholtz, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Dated this 27 day of July, 2016.

Judith R. Fahsholtz
Judith R. Fahsholtz

Wayne L. Fahsholtz
Wayne L. Fahsholtz

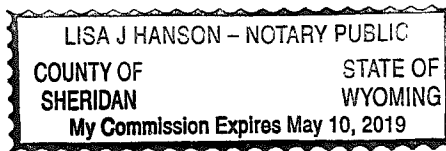
Jodi Beanland

State of Wyoming } ss
County of Sheridan }

Wayne L. Fahsholtz
and Judith R. Fahsholtz

On this 27 day of July, 2016, before me, Judith R. & Wayne L. Fahsholtz
Notary Public in and for said state, personally appeared Jodi Beanland, 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.

Lisa J. Hanson
Notary Public for the State of Wyoming
Residing at: Dayton
Commission Expires: May 10, 2019



State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Wayne L. Fahsholtz and Judith R. Fahsholtz, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____