



2016-008525
Klamath County, Oregon
08/11/2016 03:31:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayne Beach

5309 W Saddle Horn Rd

Phoenix, AZ 85083

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

Wayne Beach

5309 W Saddle Horn Rd

Phoenix, AZ 85083

File No. 116280AM

STATUTORY WARRANTY DEED

Karen Fabiano, the Conservator for the Estate of Doris J. Ferrand, an incapacitated person,

Grantor(s), hereby convey and warrant to

Wayne Beach ,

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:

**W1/2 W1/2 N1/2 NW1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2508-01000-03600-000

The true and actual consideration for this conveyance is **\$22,000.00.**

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

Return to:

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 10th day of August, 2016.

Doris Ferrand Estate

Karen Fabiano, conservator
Karen Fabiano, Conservator

State of Oregon} ss.

County of Lane }

On this 10th day of August, 2016, before me, Sydney P. Strader a Notary Public in and for said state, personally appeared Karen Fabiano known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Doris J. Ferrand, an incapacitated person, and acknowledged to me that he/she/they executed the same as Personal Representative.

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

Sydney P. Strader

Notary Public for the State of Oregon

Residing at: Eugene, OR

Commission Expires: 8/25/19

