



**2016-011837**

**Klamath County, Oregon**

**11/04/2016 11:54:01 AM**

**Fee: \$47.00**

THIS SPACE RESERVED

After recording return to:

Stephen John Coburn

41760 Champs Flat Road

Chiloquin, OR 97624

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

Stephen John Coburn

41760 Champs Flat Road

Chiloquin, OR 97624

File No. 135627AM

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### STATUTORY WARRANTY DEED

**George W. Beaubien, Successor Trustee of The George W. Beaubien and Cheryl L. Ritter, Family Trust  
created on 24 May, 1995.,**

Grantor(s), hereby convey and warrant to

**Stephen John Coburn ,**

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:

**The SE1/4 of NE1/4 lying Southerly of Sprague River. The E1/2 of SE1/4 lying Southerly and Easterly of  
Sprague River.**

The true and actual consideration for this conveyance is **\$200,000.00.**

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 3<sup>rd</sup> day of November, 2016

The George W. Beaubien and Cheryl L. Ritter Family Trust created on 24 May 1995

By: George W. Beaubien  
George W. Beaubien, Successor Trustee

State of Oregon } ss  
County of Klamath }

On this 3<sup>rd</sup> day of November, 2016, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared George W. Beaubien, Successor Trustee of The George W. Beaubien and Cheryl L. Ritter Family Trust created on 24, May 1995, 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 County  
Commission Expires: 12-3-2018

