



THIS SPACE RESERVED

2016-011837

Klamath County, Oregon

11/04/2016 11:54:01 AM

Fee: \$47.00

2016-012018

Klamath County, Oregon

11/09/2016 02:40:01 PM

Fee: \$47.00

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

Being re-recorded at the request of Amerititle
to correct the legal as previously recorded
in 2016-011837.

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 following described property in Section 23, Township 34 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

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 3rd 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 3rd 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

