



1346-11806

2017-000734

Klamath County, Oregon

01/24/2017 01:32:00 PM

Fee: \$47.00

After recording return to:

RODNEY LEE BEEDY

3939 SOUTH SIXTH ST. PMB #283

KLAMATH FALLS, OR 97603

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

RODNEY LEE BEEDY

3939 SOUTH SIXTH ST. PMB #283

KLAMATH FALLS, OR 97603

Escrow No. MT86663-LW

Title No. 0086663

SWD

STATUTORY WARRANTY DEED

STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST, Grantor(s) hereby convey and warrant to **RODNEY LEE BEEDY and MARCIA KAY BEEDY, as tenants by the entirety**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

The true and actual consideration for this conveyance is **\$95,000.00**.

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. 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.

Dated this 23 day of Dec, 2009.

STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST

BY:

STEVEN M. CARSON, TRUSTEE

BY:

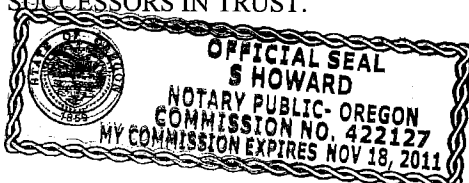
JOANNE CARSON, TRUSTEE

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Dec 23, 2009 by STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

EXHIBIT "A"
LEGAL DESCRIPTION

The North 115 feet of the East one-half of Lot 2, in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to Klamath County by instrument recorded March 15, 1978 in Volume M78 at page 4934, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of said Lot 2 at a point 10 feet West of the Northeast corner of said Lot 2; thence East along said North line 10 feet to said Northeast corner; thence South along the East line of said Lot 2, a distance of 10 feet; thence Northwesterly in a straight line to the point of beginning.