



2017-001097
Klamath County, Oregon
02/02/2017 10:57:00 AM
Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Nicholas L. Beddoes

23610 Forbes Road

Sprague River, OR 97639

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

Nicholas L. Beddoes

23610 Forbes Road

Sprague River, OR 97639

File No. 146224AM

STATUTORY WARRANTY DEED

Rita J. Parvin,

Grantor(s), hereby convey and warrant to

Nicholas L. Beddoes ,

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:

Parcel 1 of Land Partition 46-99, being Lot 16 in Block 1 of "TRACT 1164" situated in the SE1/4 NE1/4 of Section 19, Township 36 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$108,500.00.

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: Trust Deed dated August 1, 2013, recorded on August 6, 2013, as Instrument No.: 2013-008985, records of Klamath County, Oregon in the amount of \$59,500.00 in favor of Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Sterling Savings Bank dba Sterling Bank, Beneficiary. Grantee named above DO NOT agree to assume nor pay said Trust Deed and Grantors will hold Grantee harmless therefrom.

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.

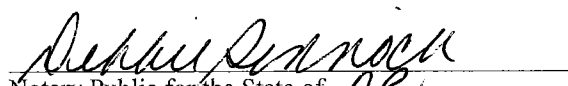
Dated this 27 day of Jan 2017.


Rita J. Parvin

State of OR } ss
County of Klamath }

On this 27th day of JAN, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Rita J. Parvin, 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 OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

