



2017-001778

Klamath County, Oregon

02/21/2017 11:07:00 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

David Larson

6061 Hilyard Ave

Klamath Falls, OR 97603

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

David Larson

6061 Hilyard Ave

Klamath Falls, OR 97603

File No. 152379AM

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### STATUTORY WARRANTY DEED

**Barbara D. Beland, as Trustee of The Raoul L. and Barbara D. Beland Family Trust, UTA 8/11/93,**

Grantor(s), hereby convey and warrant to

**David Larson ,**

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:

**Lot Four (4), Block Ten (10), TRACT NO. 1152, NORTH HILLS, in the County of Klamath, State of  
Oregon.**

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:

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 15 day of February 2017

The Raoul L. & Barbara D. Beland Family Trust, UTA 8/11/93

Barbara D. Beland, Trustee  
Barbara D. Beland, Trustee

State of California } ss  
County of Placer }

On this 15<sup>th</sup> day of February, 2017, before me, Terr D Meyers a Notary Public in and for said state, personally appeared Barbara D. Beland, as Trustee of the Raoul L. and Barbara D. Beland Family Trust, 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.

Terr D Meyers NP  
Notary Public for the State of California  
Residing at: 22204 Knolls Dr. Grass Valley CA  
Commission Expires: 11/18/19

