

2017-009756

Klamath County, Oregon



00209233201700097560040046

08/30/2017 09:03:29 AM

Fee: \$57.00

Recording Requested By:
Donald Beck
Merrily Beck
5415 Campbell Rd.
Lompoc, CA 93436-9651

When Recorded Mail Document
And Tax Statements To:
Land Equities Inc.
2728 W. Main St. STE 105
Medford, OR 97501

APN: R341623

Prior Instrument Number: M93-22871

Warranty Deed

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Donald V. Beck and Merrily M. Beck Trustees of the Beck Family Trust (GRANTOR), whose address is 5415 Campbell Rd., Lompoc, California 93436-9651, does hereby convey to Land Equities Inc. (GRANTEE), an Oregon Corporation, whose address is 2728 W. Main St. STE 105, Medford, Oregon 97501 the following described real property situated in Klamath (COUNTY), Oregon (STATE):

BLOCK 70 LOT 106 OF THE 5TH ADDITION TO NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS.

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true consideration for this conveyance is \$1,500.00. (Here comply with the requirements of ORS 93.030)

APN: R341623

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signature Page to Follow

DATED: Aug 23, 2017

BY: Donald V Beck

Donald V. Beck, Trustee

STATE OF California)

) ss.

COUNTY OF Santa Barbara)

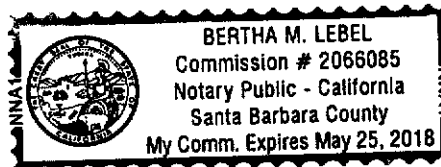
On 23 Aug 2017, before me, the undersigned Notary Public, personally appeared

Donald V. Beck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 25 May 2018

Bertha M. Lebel
Notary Public



DATED: August 21-17

BY: Merrily M. Beck
Merrily M. Beck, Trustee

STATE OF California)

) ss.

COUNTY OF San Luis Obispo)

On August 21, 2017, before me, the undersigned Notary Public, personally appeared

Merrily M. Beck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: July 3, 2018

Jessica Cresci
Notary Public

