

2018-008492
Klamath County, Oregon
07/17/2018 10:11:01 AM
Fee: \$92.00

Until a change is requested, all tax statements shall be sent to:
Michael M. Beeby
317 South 7th St., Suite 5046
Klamath Falls, OR 97601

After recording return to:
AmeriTitle
300 Klamath Ave.
Klamath Falls, OR 97601
Consideration \$30,000.00

WARRANTY DEED

Frank V. Surroz, Trustee of the

/ Surroz Family Living Trust, Grantor, conveys and warrants to Michael M. Beeby, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Legal description attached hereto and made a part hereof marked Exhibit "A".

Subject To:

1. Special Assessment for Klamath Lake Timber Fire Patrol disclosed by the Klamath tax rolls.
2. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
3. Land Status Report recorded October 28, 1958 in Volume 305, page 412.
4. An easement in favor of the United States of America, re-recorded February 5, 1965 in Volume 359, page 201.
5. Revocable License Deed recorded November 9, 2015, Instrument No: 2015-012247.

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,

Warranty Deed, page 1

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$30,000.

DATED: July 16, 2018.



Surroz Family Living Trust
By: Frank V. Surroz, Trustee

STATE OF OREGON, County of Klamath) ss.

This deed was acknowledged before me on July 16, 2018
by Frank V. Surroz as Trustee of the Surroz Family Living Trust.



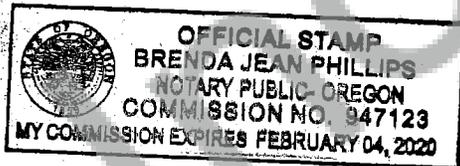


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the West half of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NW1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West Section line 442.3 feet; thence East 660 feet; thence Southerly along a line which is parallel to and 660 feet East of said West line 2210.63 feet to the East-West center line of said Section; thence West along said centerline 133.3 feet; thence South parallel to the West Section line 1320 feet to the South line of the NW1/4 of the SW1/4; thence East along the South line of the NW1/4 of the SW1/4, 132 feet; thence South parallel to the West section 660 feet to the North line of the S1/2 of the SW1/4 of the SW1/4; thence East along the North line of the S1/2 of the SW1/4 of the SW1/4, 660 feet to the East line of the W1/2 of the W1/2 of said Section; thence North along the East line of the W1/2 of the W1/2 to the North line of said Section; thence West along the said North line to the point of beginning.

PARCEL 2

S1/2 SW1/4 SW1/4 of Section 22, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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