



THIS SPACE RESERVED FOR

2018-008554

Klamath County, Oregon

07/18/2018 03:51:01 PM

Fee: \$87.00

After recording return to:

Ron Imbach and Cindy Imbach and Benjamin Robins
and Rachel Imbach

P.O. Box 306

Canby, CA 96015

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

Ron Imbach and Cindy Imbach and Benjamin Robins
and Rachel Imbach

P.O. Box 306

Canby, CA 96015

File No. 219378AM

STATUTORY WARRANTY DEED

George R. Beggs, Inc., a California corporation,

Grantor(s), hereby convey and warrant to

Ron Imbach and Cindy Imbach, husband and wife and Benjamin Robins and Rachel Imbach, all with right of survivorship,

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, Parcel 2, and Parcel 3 of Land Partition 32-13 being a replat of portion of Parcel 2 and Parcel 3 of Minor Land Partition 28-83 as adjusted by Property Line Adjustment 29-98 situated in the W1/2 of Section 27, the SE1/4 of Section 28, the NE1/4 of Section 33 and the NW1/4 of Section 34, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded August 12, 2014 in Volume 2014-008422, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$805,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 13 day of July, 2018.

George R. Beggs Inc.

By [Signature]
Melissa Fotheringham, President

State of Oregon}ss.

County of Klamath}

On this 13 day of July, 2018, before me, Lynda West fw, a Notary Public in and for said state, personally appeared Melissa Fotheringham known to me to be the president of the George R. Beggs, Inc., a California Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

