

2019-006291

Klamath County, Oregon

06/05/2019 09:59:02 AM

Fee: \$87.00



After Recording Return to:
Jennifer Rebecca Barstad and Brian R. Barstad
PO Box 756
Gilchrist, OR 97737

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE6810

29 5692 AM

STATUTORY WARRANTY DEED

Main Beam Investments, LLC, (who acquired title as Main Beam Investments)

herein called grantor, convey(s) and warrant(s) to

Jennifer Rebecca Barstad and Brian R. Barstad, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

**Lot 4 in Block 13 of First Addition to River Pine Estates, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

(Account #R132430, Map # Tax #R-2309-024B0-01000-000)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if
any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real
property taxes due but not yet payable; and will warrant and defend the same against all persons who
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$239,900.00.**

Return To:
Deschutes County
Title Company

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, AND 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: June 04, 2019


Main Beam Investments, LLC

By: 
Karen Demaris, Managing Member

STATE OF OREGON, County of Deschutes) ss.

On this 4 day of June, in the year of 2019, before me, Teresa M. Ives a Notary Public in and for said state, personally appeared Karen Demaris known or identified to me to be the Managing Member in the Limited Liability Company known as Main Beam Investments, LLC, who executed the foregoing instrument and acknowledged to me that he/she executed the same in said LLC 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.

Before me: 
Notary Public for Oregon
My commission expires: 09/24/2021

Official Seal

