

**2019-009907**

**Klamath County, Oregon**

**08/29/2019 08:16:02 AM**

**Fee: \$92.00**

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** Catherine A. Begun, a single woman

**Grantor's Mailing Address:** 9280 Arant Road, Klamath Falls, Oregon 97603

**Grantee:** Catherine A. Begun, as Trustee of The Catherine A. Begun 2017 Trust, dated  
November 6, 2017

**Grantees Mailing Address:** 9280 Arant Road, Klamath Falls, Oregon 97603

**Type of Document to be Recorded:** **WARRANTY DEED**

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE  
WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Statutory Warranty Deed: Recorded October 22, 2018;  
Doc. No. 2018-012865

**Situs Address:** 9280 Arant Road  
Klamath Falls, Oregon 97603

**Tax Account Number:** 3910-008B0-00600; Property ID: 830364

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Catherine A. Begun, Trustee  
9280 Arant Road  
Klamath Falls, OR 97603

**After Recording Return To:**

smart!DEEDS - 90812  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Prepared By:**

Catherine A. Begun  
9280 Arant Road  
Klamath Falls, OR 97603

# **WARRANTY DEED**

TITLE OF DOCUMENT

**Catherine A. Begun, a single woman, Grantor, conveys and warrants to Catherine A. Begun, as Trustee of The Catherine A. Begun 2017 Trust, dated November 6, 2017, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:**

LOT 6 IN BLOCK 4, TRACT 1245, FIRST ADDITION TO SHIELD CREST, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED INTEREST IN ALL THOSE PRIVATE ROADS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED IN DECLARATION RECORDED IN VOLUME M84, PAGE 4256, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

Tax Account No.: **3910-008B0-00600**; Property ID: **830364**

Prior Recorded Document Reference: **Statutory Warranty Deed: Recorded October 22, 2018; Doc. No. 2018-012865**

Subject To:     1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed,  
and NONE

**The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION**

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 6 day of AUGUST, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Catherine A. Begun  
Catherine A. Begun

STATE OF Oregon }  
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 6<sup>th</sup> day of August, 2019, by **Catherine A. Begun**.

NOTARY STAMP/SEAL

Before Me: Paige Lynne Basurto  
NOTARY PUBLIC- STATE OF Oregon  
My Commission Expires: April 16, 2023

