



THIS SPACE RESERVED FOR

2019-010546

Klamath County, Oregon

09/11/2019 09:07:01 AM

Fee: \$87.00

After recording return to:

Beveridge Properties LLC. an Oregon Limited Liability
Company

P.O. Box 858

Hood River, OR 97031

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

Beveridge Properties LLC. an Oregon Limited Liability
Company

P.O. Box 858

Hood River, OR 97031

File No. 320362AM

STATUTORY WARRANTY DEED

Sheila McKay, who acquired title as Sheila Stafford,

Grantor(s), hereby convey and warrant to

Beveridge Properties LLC, an Oregon Limited Liability Company,

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:

**Lot 18 in Block 13 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING
THEREFROM the Northwesterly 20 feet thereof.**

The true and actual consideration for this conveyance is \$175,000.00.

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:

2019-2020 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 05 day of September, 2019.

Sheila McKay
Sheila McKay

State of Oregon } ss
County of Klamath }

On this 05 day of September, 2019, before me, Rondalynette Knopp a Notary Public in and for said state, personally appeared Sheila McKay, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rondalynette Knopp
Notary Public for the State of Oregon
Residing at: Klamath County Wallowa County
Commission Expires: May 1, 2023

