



THIS SPACE RESERVED FOR

2019-012830

Klamath County, Oregon

11/01/2019 10:20:23 AM

Fee: \$87.00

After recording return to:

Beason Ranch LLC

10117 SE Sunnyside Rd. Ste. F1201

Clackamas, OR 97015

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

Beason Ranch LLC

10117 SE Sunnyside Rd. Ste. F1201

Clackamas, OR 97015

File No. 330344AM

STATUTORY WARRANTY DEED

Elke M. Mikaelian ,

Grantor(s), hereby convey and warrant to

Beason Ranch LLC, an Oregon Domestic 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:

Government Lots 1 and 2, Section 18, Township 35 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$26,500.00.

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:

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 30th day of October, 2019.

X Elke M. Mikaelian
Elke M. Mikaelian

State of New Mexico, ss
County of Bernalillo

On this 30th day of October, 2019, before me, Ariel Jessica Staggs a Notary Public in and for said state, personally appeared Elke M. Mikaelian, 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.

[Signature]
Notary Public for the State of New Mexico
Residing at: Bernalillo County
Commission Expires: 3/18/2020

