



2019-014139

Klamath County, Oregon

12/05/2019 01:40:03 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Wesley Alaniz and Amanda Alaniz

1020 Bismark St

Klamath Falls, OR 97601

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

Wesley Alaniz and Amanda Alaniz

1020 Bismark St

Klamath Falls, OR 97601

File No. 329743AM

STATUTORY WARRANTY DEED

Mark Gregory Beddoe ,

Grantor(s), hereby convey and warrant to

Wesley Alaniz and Amanda Alaniz, as tenants by the entirety,

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:

A parcel of land situated in the NW1/4 of the SW1/4 and Government Lots 3 and 8, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, from which the West quarter corner of said Section bears North 0° 18' 50" East 192.46 feet; thence North 89° 40' East 1195.84 feet; thence South parallel to the West line of said Section, 729.36 feet; thence South 89° 40' West 1195.84 feet to the West line of said Section; thence North 0° 18' 50" along said Section line, 729.36 feet to the point of beginning.

Also being Parcel 1 of Minor Land Partition 80-67

The true and actual consideration for this conveyance is \$309,000.00.

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:

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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.

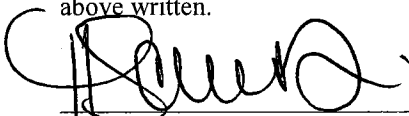
Dated this 4 day of Dec., 2019


Mark Gregory Beddoe

State of Oregon } ss
County of Klamath }

On this 4 day of December, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Mark Gregory Beddoe, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

