



THIS SPACE RESERVED FOR

2020-007126

Klamath County, Oregon

06/10/2020 01:31:39 PM

Fee: \$97.00

After recording return to:

Sherry L. DuFault

PO Box 1085

Klamath Falls, OR 97601

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

Sherry L. DuFault

2210 Dixon St.

Klamath Falls, OR 97601

File No. 369502AM

STATUTORY WARRANTY DEED

Dan Robert Beach, Michael Vivian Beach and Cheryl Lynn Borgman, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Sherry L. DuFault,

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 12, Block 3, DIXON 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.

The true and actual consideration for this conveyance is \$269,900.00.

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.

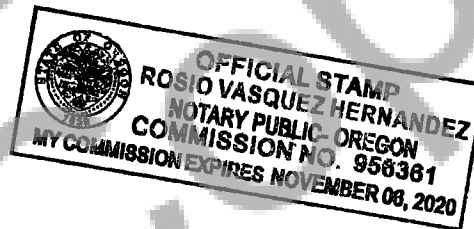
Dated this 9 day of June, 2020.

Robert Beach
Dan R Beach
Dan Robert Beach

State of Oregon } ss
County of Clatsop }

On this 9 day of June, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Dan Robert Beach, 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.

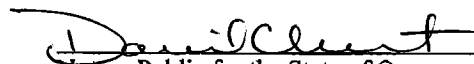
[Signature]
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: Nov 06, 2020

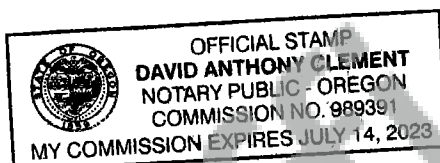



Michael Vivian Beach

State of Oregon } ss
County of WASHINGTON }

On this 9 day of June, 2020, before me, DAVID CLEMENT, a Notary Public in and for said state, personally appeared Michael Vivian Beach, 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: WASHINGTON Co.
Commission Expires: 7-14-23



Cheryl Lynn Borgman
Cheryl Lynn Borgman

State of Oregon } ss

County of Lane }

On this 24 day of June, 2020, before me, Virginia Marques, a Notary Public in and for said state, personally appeared Cheryl Lynn Borgman, 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.

Virginia Marques
Notary Public for the State of Oregon
Residing at: Eugene, Lane County
Commission Expires: 6/25/22

