



2020-007671

Klamath County, Oregon

06/23/2020 01:51:47 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Corey Hedger

5611 Shasta Way

Klamath Falls, OR 97603

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

Corey Hedger

5611 Shasta Way

Klamath Falls, OR 97603

File No. 371843AM

### STATUTORY WARRANTY DEED

**Sean Beeks and Tashina M. Beeks, who acquired title as Tashina M. Kocurek, Not as Tenants in Common, but with Right of Survivorship,**

Grantor(s), hereby convey and warrant to

**Corey Hedger,**

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 portion of TRACT NO. 67, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:**

**Beginning at the Southwest corner of the W1/2 of TRACT NO. 67 of FAIR ACRES SUBDIVISION NO. 1, as shown by the official plat thereof running thence North along the West line of said Tract 140 feet to a point; thence East at right angles to said West line 140 feet; thence South at right angles 140 feet to the South line of said TRACT; thence West 140 feet to the point of beginning.**

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

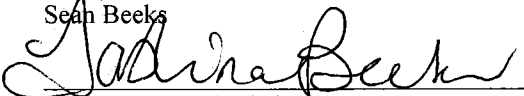
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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.

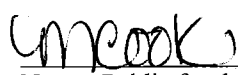
Dated this 23 day of June, 2020

  
Sean Beeks

  
Tashina M. Beeks

State of Oregon } ss  
County of Klamath }

On this 23 day of June, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Sean Beeks and Tashina M. Beeks, 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 County  
Commission Expires: 3/15/22

