

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0190862-CAM
Seth H. Beck and Larissa Beck
152556-152562 Long Prairie
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Seth H. Beck and Larissa Beck
152556-152562 Long Prairie
La Pine, OR 97739

APN: 135348
135311
Map: 2310-003C0-00900
2310-003C0-00800

2020-008156

Klamath County, Oregon

07/06/2020 08:27:32 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurt G. Stuemke and Pamela J. Stuemke, Grantor, conveys and warrants to **Seth H. Beck and Larissa Beck, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 1:

A tract of land located in the E1/2 SW1/4 of Section 3, Township 23 South, Range 10 East of the Willamette

Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point 330 feet West and 1056 feet North of the South quarter corner of Section 3, Township 23

south, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 165 feet, thence North

264 feet, thence East 165 feet, thence South 264 feet to the point of beginning.

Parcel 2:

Lot 3 in Block 1 of Old Howard Ranch Estates, Tract No. 1048, according to the official plat thereof on file in the

office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$495,000.00). (See ORS 93.030).

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/29/2020

Kurt G. Stuenkel
Kurt G. Stuenkel

Pamela J. Stuenkel
Pamela J. Stuenkel

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 6-29-2020 by Kurt G. Stuenkel and Pamela J. Stuenkel.

Judy G. Murphy
Notary Public - State of Oregon

My Commission Expires: 3-29-2021

