

2020-008889

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

CLEO BECK  
300 E. Marshall  
Charleston, Missouri 63834



07/20/2020 03:40:09 PM

Fee: \$92.00

**GRANTEE NAME AND ADDRESS**

CLEO RAY BECK,  
Trustee of THE CLEO RAY BECK REVOCABLE  
LIVING TRUST uad 6-18-2020  
300 E. Marshall  
Charleston, Missouri 63834

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEE  
300 E. Marshall  
Charleston, Missouri 63834

**WARRANTY DEED - STATUTORY FORM**

CLEO BECK, Grantor, conveys and warrants to CLEO RAY BECK, Trustee of the CLEO RAY BECK REVOCABLE LIVING TRUST uad 6-18-2020, Grantee, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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

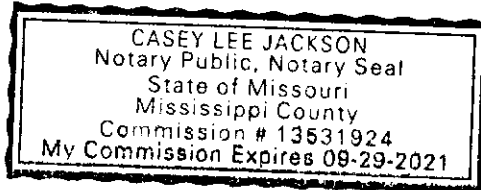
PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

  
CLEO BECK, Grantor

State of MISSOURI  
County of Mississippi

On this 16 day of July in the year 2020 before me,  
Casey Jackson [Name of Notary], a Notary Public in and  
for said state, personally appeared **CLEO BECK**, known to me to be  
the person who executed the within WARRANTY DEED - STATUTORY FORM,  
and acknowledged to me that he/she executed the same for the  
purposes therein stated.

[Seal]



  
[Notary Public]

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0° 36' West a distance of 669.4 feet and South 89° 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0° 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0° 36' East a distance of 97 feet to an iron pin; thence South 89° 24' West a distance of 50 feet to an iron pin; thence North 0° 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89° 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0° 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89° 24' West along the North line of said street to the point of beginning.

Tax Account No: 3606-010CA-04100-000

Key No: 314519