



2020-009414

Klamath County, Oregon

07/31/2020 02:26:08 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas M. Beers and Kathleen S. Beers

410 Emerald Circle

Medford, OR 97501

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

Thomas M. Beers and Kathleen S. Beers

410 Emerald Circle

Medford, OR 97501

File No. 383948AM

### STATUTORY WARRANTY DEED

**Marc H. Zurcher and Pennie G. Zurcher,  
Trustees of the Zurcher Family Trust dated February 1, 2014,**

Grantor(s), hereby convey and warrant to

**Thomas M. Beers and Kathleen S. Beers, 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:

**Vacated Lots 12, 13 and 14 in Block 7 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3606-003AA-01000

The true and actual consideration for this conveyance is \$85,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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 30th day of July, 2020.

Zurcher Family Trust dated February 1, 2014

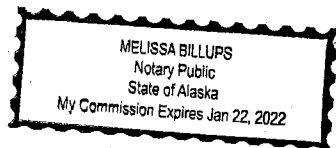
By: Marc H. Zurcher  
Marc H. Zurcher, Trustee

By: Pennie G. Zurcher  
Pennie G. Zurcher, Trustee

State of Alaska} ss.  
County of Third Judicial District

On this 30th day of July, 2020, before me, Melissa Billups, a Notary Public in and for said state, personally appeared Marc H. Zurcher, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Zurcher Family Trust dated February 1, 2014, and acknowledged to me that he executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Melissa Billups  
Notary Public for the State of Alaska»  
Residing at: Soldotna AK  
Commission Expires: 01/22/2022  
#180122006

State of Oregon} ss.  
County of Jackson}

On this 31 day of July, 2020, before me, Kelli S. Hogenson, a Notary Public in and for said state, personally appeared Pennie G. Zurcher known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Zurcher Family Trust dated February 1, 2014, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kelli Hogenson  
Notary Public for the State of Oregon»  
Residing at: Medford  
Commission Expires: