



THIS SPACE RESERVED FOR

**2020-013632**

**Klamath County, Oregon**

10/22/2020 11:09:01 AM

Fee: \$87.00

After recording return to:

Rebekah Beger

326 Division St.

Klamath Falls, OR 97601

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

Rebekah Beger

326 Division St.

Klamath Falls, OR 97601

File No. 400620AM

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### STATUTORY WARRANTY DEED

**Ruth A. Carter, who acquired title as Ruth A. Michels,**

Grantor(s), hereby convey and warrant to

**Rebekah Beger,**

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:

**Beginning at the Northeasterly corner of Lot 15, Block 21, INDUSTRIAL 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; thence Northwesterly on a Southerly line of Division Street 50 feet to the Northwesterly corner of Lot 16 said Block and Addition; thence Southwesterly along the lot line of Lots 16 and 17 and at right angles to Division Street 50 feet; thence Southeasterly and parallel with Division Street 50 feet to the lot line of Lots 14 and 15; thence Northeasterly along the lot lines of Lot 14 and 15 and at right angles to Division Street 50 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$77,000.00.

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 8 day of October, 2020

Ruth A. Carter

Ruth A. Carter, who acquired title as Ruth A. Michels

State of Oregon ~~Ruth A. Carter, who acquire Oregon title as Ruth A. Michels~~ } ss ng  
County of Klamath }

On this 8 day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared ~~Oregon~~ Ruth A. Carter, who acquired title as Ruth A. Michels, 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.

Nicole S Galpin

Notary Public for the State of Oregon ~~Ruth A. Carter, who acquire Oregon title as Ruth A. Michels~~ } ng  
Residing at: Klamath  
Commission Expires: 5/22/2023

