



THIS SPACE RESERVED FOR

2020-016137

Klamath County, Oregon

12/11/2020 08:56:00 AM

Fee: \$87.00

After recording return to:

Daniel Cooper Kincheloe and Catherine Anne
Kincheloe

751 Tyrolean Way

Canon City, CO 81212

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

Daniel Cooper Kincheloe and Catherine Anne
Kincheloe

751 Tyrolean Way

Canon City, CO 81212

File No. 424886AM

STATUTORY WARRANTY DEED

**Ralph P. Beltz and Kathleen L. Beltz, Trustees of the Ralph P. Beltz and Kathleen L. Beltz Trust dated
November 13, 2009,**

Grantor(s), hereby convey and warrant to

Daniel Cooper Kincheloe and Catherine Anne Kincheloe, 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:

**Lot 18, Block 1, Tract No. 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the
office of the Clerk of Klamath County, Oregon.**

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

2310-035B0-00200

The true and actual consideration for this conveyance is \$37,000.00.

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:

Return to:  **AmeriTitle**

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 08 day of December, 2020.

Ralph P. Beltz
Ralph P. Beltz, Trustee

Kathleen L. Beltz
Kathleen L. Beltz, Trustee

State of California } ss.
County of Sonoma }

On this 08 day of December, 2020, before me, M F Moura a Notary Public in and for said state, personally appeared Ralph P. Beltz and Kathleen L. Beltz known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ralph P. Beltz and Kathleen L. Beltz Trust, and acknowledged to me that he/she/they 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.

M F Moura

Notary Public for the State of California»

Residing at: 4320 Langner Ave Santa Rosa, CA 95407

Commission Expires: Dec 22, 2022

