

RECORDING REQUESTED BY:

300 Klamath Ave, PO Box 5017
Klamath Falls, OR 97601

2021-001044

Klamath County, Oregon

01/22/2021 03:33:01 PM

Fee: \$92.00

GRANTOR'S NAME:

Rich Beckman

GRANTEE'S NAME:

Tina M. Frank and Michelle A. Frank

AFTER RECORDING RETURN TO:

Order No.: WT0203933-JY

Tina M. Frank and Michelle A. Frank
136629 Jug Drive
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Tina M. Frank and Michelle A. Frank
136629 Jug Drive
Crescent, OR 97733

APN: 476052

Map: 2408-025C00400

136629 Jug Drive, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rich Beckman, Grantor, conveys and warrants to **Tina M. Frank and Michelle A. Frank**, 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:

Lot 4, Block 1, Tract 1255, RAMEY ACRES, 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 TWO HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUNDRED SIXTY AND NO/100 DOLLARS (\$277,560.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

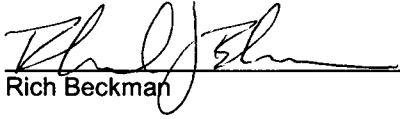
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATUTORY WARRANTY DEED

(continued)


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

Dated: 1-21-21


Rich Beckman

State of OR
County of Deschutes

This instrument was acknowledged before me on 1/21/2021 by Rich Beckman.


Notary Public - State of Oregon

My Commission Expires: 1/8/2022

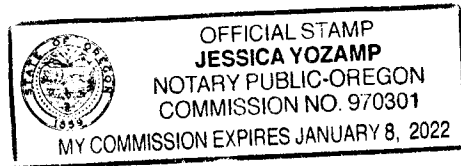


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Crescent Fire District
2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
3. Restrictions as shown on the official plat of said land.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc.
Recorded: June 29, 1989
Instrument No.: M89, page 11705
5. The effect of Affidavit dated May 15, 1990 and recorded May 18, 1990 in Volume M90, page 9517, Microfilm Records of Klamath County, Oregon, by Midstate Electric Cooperative, Inc.
6. Articles of Incorporation filed on January 25, 2010 for Crescent Water Supply and Improvement District, including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 2010-012117