



2021-002663

Klamath County, Oregon

02/22/2021 02:03:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Crystal I. McMahon

1949 Lakeshore Dr.

Klamath Falls, OR 97601

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

Crystal I. McMahon

1949 Lakeshore Dr.

Klamath Falls, OR 97601

File No. 433846AM

STATUTORY WARRANTY DEED

James K. Foti and June Beaumont, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Crystal I. McMahon,

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:

Lots 4, 5, 6, and 7 in OUSE KILA HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$195,000.00.

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:

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 17 day of February, 2021.

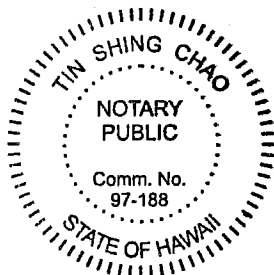
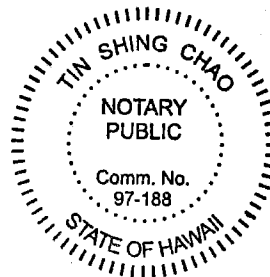
[Signature]
James K. Foti

State of Hawaii } ss
County of Honolulu }

On this 17 day of February, 2021, before me, Tin Shing Chao a Notary Public in and for said state, personally appeared James K. Foti, 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.

[Signature]
Notary Public for the State of Hawaii
Residing at: Honolulu
Commission Expires: 4/24/2021



Doc. Date. 02/17/21 # Pages. 2
Tin Shing Chao First Circuit

Doc. Description: Statutory Warranty Deed

[Signature] 02/17/2021
Notary Signature Date
NOTARY CERTIFICATION

Dated this 17 day of February, 2021.

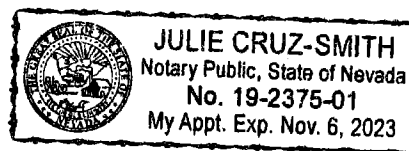
June Beaumont
June Beaumont

State of Nevada } ss
County of Clark }

On this 17 day of February, 2021, before me, Julie Cruz-Smith, a Notary Public in and for said state, personally appeared June Beaumont, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

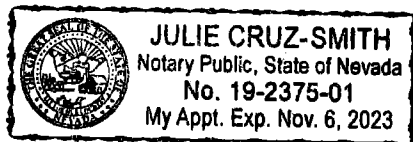
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie Cruz-Smith
Notary Public for the State of Nevada
Residing at: 9095 Gray Bluff Dr
Commission Expires: 11/6/2023



NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

State of Nevada
County of Clark } ss.



This instrument was acknowledged before me
on February 17, 2021 by
Date

June Beaumont
Name of Signer No. 1

(and

_____))
Name of Signer No. 2 (if any)

Place Notary Seal and/or Stamp Above

Julie Cruz-Smith
Signature of Notary Public

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____