

2021-006773

Klamath County, Oregon

04/30/2021 11:19:00 AM

Fee: \$92.00



After recording return to:
Matt Lynden Mayfield and Robin
Lynne Mayfield
19642 North 12th Street
Phoenix, AZ 85024

Until a change is requested all tax
statements shall be sent to the
following address:
Matt Lynden Mayfield and Robin Lynne
Mayfield
19642 North 12th Street
Phoenix, AZ 85024

File No.: 7031-3702284 (SJ)
Date: March 15, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles D. Bean and Mary S. Bean, Grantor, conveys and warrants to **Matt Lynden Mayfield and Robin Lynne Mayfield**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

APN: R881598

Statutory Warranty Deed
- continued

File No.: 7031-3702284 (SJ)

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.

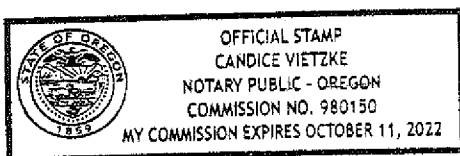
Dated this 27 day of April, 2021.

Charles D. Bean
Charles D. Bean

Mary S. Bean
Mary S. Bean

STATE OF Oregon)
County of Klamath) ss.
Deschutes)

This instrument was acknowledged before me on this 27 day of April, 2021
by **Charles D. Bean and Mary S. Bean.**



Candice Vietzke
Notary Public for Oregon
My commission expires: 10/11/2022

File No.: 452646AM
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 105, TRACT 1318 – GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.