



THIS SPACE RESERVED FOR

2021-010621

Klamath County, Oregon

07/08/2021 11:08:00 AM

Fee: \$87.00

After recording return to:

Kenneth R. Beall and Victoria L. Doyle

P.O. Box 1982

Phoenix, OR 97535

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

Kenneth R. Beall and Victoria L. Doyle

P.O. Box 1982

Phoenix, OR 97535

File No. 467712AM

STATUTORY WARRANTY DEED

Randal L. Cederlind and Sheryl D. Cederlind as Trustees of the Cederlind Trust Dated May 27, 1997,

Grantor(s), hereby convey and warrant to

Kenneth R. Beall and Victoria L. Doyle, but with Rights of Survivorship,

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 1 and 2 in Block 1 of TRACT NO. 1083, CEDAR TRAILS, 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 \$24,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 2ND day of July, 2021

The Cederlind Trust

By: [Signature]
Randal L. Cederlind, Trustee

By: [Signature]
Sheryl D. Cederlind, Trustee

State of California } ss.
County of San Luis Obispo

On this 2nd day of July, 2021, before me, Mary Gerber, a Notary Public in and for said state, personally appeared Randal L. Cederlind and Sheryl D. Cederlind known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Randal L. Cederlind and Sheryl D. Cederlind as Trustees of the Cederlind Trust Dated May 27, 1997, 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.

[Signature]
Notary Public for the State of California
Residing at: Templeton, CA
Commission Expires: 2/19/24

