



2021-016860

Klamath County, Oregon

11/08/2021 02:49:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Timothy D. Beck and Lisa M. Beck

6995 Old Midland Rd.

Klamath Falls, OR 97603

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

Timothy D. Beck and Lisa M. Beck

6995 Old Midland Rd.

Klamath Falls, OR 97603

File No. 501859AM

### STATUTORY WARRANTY DEED

**David V. Malm and Mandy D. Malm, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Timothy D. Beck and Lisa M. Beck, 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:

**A portion of the SE1/4 SE1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 14' East 33.5 feet; thence North 89° 52' West 1286.5 feet to the true point of beginning of this description; thence North 89° 52' West 102 feet; thence North 0° 14' East 100.0 feet; thence North 89° 52' West 100.0 feet; thence South 0° 14' West 100.0 feet; thence North 89° 52' West 17.0 feet; thence North 0° 14' East 574.2 feet; thence South 89° 57' East 219.0 feet; thence South 0° 14' West 574.5 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$400,000.00.

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 3rd day of November, 2021.

David V. Malm  
David V. Malm

Mandy D. Malm  
Mandy D. Malm

State of CA } ss  
County of Kings }

On this 3rd day of November, 2021, before me, RAJWANT KAUR a Notary Public in and for said state, personally appeared David V. Malm and Mandy D. Malm, 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.

Rajwant Kaur

Notary Public for the State of CA  
Residing at: 3501 W. Delaware Ct, Visalia, CA 93291  
Commission Expires: Sept 8, 2023

