

2021-017693

Klamath County, Oregon



00291513202100176930020020

11/29/2021 02:22:24 PM

Fee: \$87.00

<b>RETURN TO:</b> Lensman & Associates, Ltd. 4571 Stephen Circle, N.W., Ste. 200 Canton, Ohio 44718	<b>MAIL TAX STATEMENTS TO:</b> Steven V. Belden 13688 Pearson Butte Trail Klamath Falls, OR 97603
--	--

### STATUTORY WARRANTY DEED

Belden Capital, LLC, an Ohio Limited Liability Company, Grantor, hereby conveys and warrants to Steven V. Belden, an individual, Grantee, his heirs and assigns, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 27, Block 1, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Prior Instrument Reference: Document Number 2013-005507 of the Klamath County Oregon Records.

The above-described property is free of encumbrances except all those listed of record, if any, as of the date of this Deed and those shown below, if any.

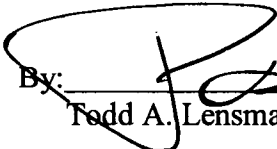
The true and actual consideration for this conveyance is Zero Dollars (\$0.00).

**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.

The Grantor has hereunto set its hand this 1<sup>ST</sup> day of November 2021.

BELDEN CAPITAL, LLC  
an Ohio Limited Liability Company

By:   
Todd A. Lensman, Manager


STATE OF OHIO                    }  
  }  
COUNTY OF STARK            }      ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Belden Capital, LLC, an Ohio Limited Liability Company, by Todd A. Lensman, its Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed in such capacity.

Witness my official seal this 1<sup>ST</sup> day of November, 2021.



Melissa M. Brown  
Notary Public, State of Ohio  
My Commission Expires 2-25-23

  
Notary Public