



2021-019190
Klamath County, Oregon
12/29/2021 09:14:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Phillip Beasly and Rebekah Beasly

1555 Kane Street

Klamath Falls, OR 97603

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

Phillip Beasly and Rebekah Beasly

1555 Kane Street

Klamath Falls, OR 97603

File No. 514245AM

STATUTORY WARRANTY DEED

Forceten Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Phillip Beasly and Rebekah Beasly, 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:

That part of Lot 40 of FAIR ACRES SUBDIVISION #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 383.4 feet South of Northwest corner of said Lot 40; thence South 90 feet; thence East 313 feet; thence North 90 feet; thence West 313 feet to the point of beginning.

EXCEPTING THEREFROM the Westerly 5 feet taken for the widening of Kane Street as set forth in Deed Volume 349 at page 474.

The true and actual consideration for this conveyance is \$160,000.00.

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 23 day of December, 2021

Forceten Properties, LLC

By: John Morehouse

John Morehouse, Member

State of Oregon} ss
County of Klamath}

On this 23 day of December, 2021, before me,

Twila Jean Pellegrino a Notary Public in and for said state, personally appeared John Morehouse known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

