



2022-001547

Klamath County, Oregon

02/07/2022 01:26:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Devery Saluskin and Sari Saluskin

PO Box 5166

Klamath Falls, OR 97601

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

Devery Saluskin and Sari Saluskin

PO Box 5166

Klamath Falls, OR 97601

File No. 519154AM

STATUTORY WARRANTY DEED

Daniel O. Beardsley and Rose M. Beardsley, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Devery Saluskin and Sari Saluskin, 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:

**Lot 3, Block 5, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in
the office of the Clerk of Klamath County, Oregon.**

**TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1, RAINBOW PARK ON THE
WILLIAMSON, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$35,000.00.

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 3 day of February, 2022.

Daniel O. Beardsley
Daniel O. Beardsley

Rose M. Beardsley
Rose M. Beardsley

State of Maryland } ss
County of Anne Arundel }

On this 3 day of February, 2022, before me, Felix Franciscus Adams ^{Notary Public} a Notary Public in and for said state, personally appeared Daniel O. Beardsley and Rose M. Beardsley, 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.

Felix Franciscus Adams
Notary Public for the State of Maryland
Residing at: Anne Arundel
Commission Expires: 02/14/25

Felix Franciscus Adams
833 Herring Creek Court
Odenton, Md 21113
License#: 99924079

