



THIS SPACE RESERVED FOR

2022-004855  
Klamath County, Oregon  
04/15/2022 02:01:01 PM  
Fee: \$87.00

After recording return to:

Laura L. Kennedy and Linda Kennedy  
23610 Forbes Rd.  
Sprague River, OR 97639

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

Laura L. Kennedy and Linda Kennedy  
23610 Forbes Rd.  
Sprague River, OR 97639  
File No. 519452AM

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### STATUTORY WARRANTY DEED

**Nicholas L. Beddoes,**

Grantor(s), hereby convey and warrant to

**Laura L. Kennedy and Linda Kennedy, wife and wife**

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:

**Parcel 1 of Land Partition 46-99, being Lot 16 in Block 1 of "TRACT 1164" situated in the SE1/4 NE1/4 of  
Section 19, Township 36 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$295,000.00.

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 7th day of April, 2022.

Nicholas L. Beddoes

State of Oregon } ss  
County of Klamath }

On this 7th day of April, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Nicholas L. Beddoes, 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 5/18/2025

