



2024-001693
Klamath County, Oregon
03/05/2024 02:47:01 PM
Fee: \$92.00

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR
97401

Until requested otherwise, send all tax
statements to:
DANIEL R. BETHEL

3540 Oregon Ave
Springfield, OR 97478

GRANTOR:
EQUITY TRUST COMPANY CUSTODIAN FBO
ANDREW R. WALER IRA 200066688 50%
UNDIVIDED INTEREST AND EQUITY TRUST
COMPANY CUSTODIAN FBO DONALD WALER
JR. BENE IRA DONALD WALER SR DECD IRA
200159180 50% UNDIVIDED INTEREST

GRANTEE:
DANIEL R BETHEL

ORDER NO. 24-27459
TAX ACCOUNT NO.
MAP NO.

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

EQUITY TRUST COMPANY CUSTODIAN FBO ANDREW R. WALER IRA 200066688 50% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO DONALD WALER JR. BENE IRA DONALD WALER SR DECD IRA 200159180 50% UNDIVIDED INTEREST, Grantor, conveys and warrants to DANIEL R BETHEL, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

RECORDED BY EVERGREEN LAND TITLE
CO. AS AN ACCOMMODATION ONLY. NO
LIABILITY ACCEPTED FOR CONDITION
OF TITLE OR VALIDITY, SUFFICIENCY, OR
EFFECT OF DOCUMENT

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 true and actual consideration for this conveyance is \$435,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this February 21, 2024

EQUITY TRUST COMPANY CUSTODIAN FBO
ANDREW R. WALER IRA 200066668 50%
UNDIVIDED INTEREST AND EQUITY TRUST
COMPANY CUSTODIAN FBO DONALD WALER
JR. BENE IRA DONALD WALER SR DEED IRA
200159180 50% UNDIVIDED INTEREST *DCD

Amber Baraona

Amber Baraona
Corporate Alternate Signer

ACKNOWLEDGEMENT

State of OHIO

County of CUYAHOGA

On February 23, 20 24 before me, Kelsey Buhrman, a notary
public, personally appeared Amber Baraona

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness my hand and official seal.



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

Signature [Signature] (Seal)

Printed Name Kelsey Buhrman

Commission Expires October 2, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 45 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.