



After recording return to:
Aaron Beaumont
930 19th Ave SW
Albany, OR 97321

Until a change is requested all tax
statements shall be sent to the
following address:
Aaron Beaumont
930 19th Ave SW
Albany, OR 97321

File No.: 7091-4148279 (TM)
Date: March 20, 2024

THIS SPACE RESERVED FOR RE

2024-003063

Klamath County, Oregon

04/23/2024 08:27:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Richard Luther McGuire, Grantor, conveys and warrants to **Aaron Beaumont**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 4, Block 69, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$8,500.00**. (Here comply with requirements of ORS 93.030)

4148279
FIRST AMERICAN

APN: **340027**

Statutory Warranty Deed
- continued

File No.: **7091-4148279 (TM)**

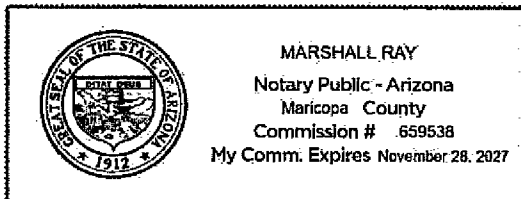
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22nd day of April, 2024.

Richard Luther McGuire
Richard Luther McGuire

STATE OF Arizona)
County of Maricopa) ss.

This instrument was acknowledged before me on this 22nd day of April, 2024
by **Richard Luther McGuire**.



[Signature]
Notary Public for Arizona
My commission expires: 11/28/2027

Notarized remotely online using communication technology via Proof.