



2024-003862
Klamath County, Oregon
05/16/2024 10:48:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath County, a political subdivision of the
State of Oregon

316 Main St.

Klamath Falls, OR 97601

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

Klamath County, a political subdivision of the
State of Oregon

316 Main St.

Klamath Falls, OR 97601

File No. 631845AM

STATUTORY WARRANTY DEED

Matthew W. Beddoe and Suzanne L. Beddoe, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Klamath County, a political subdivision of the State of Oregon,

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 portion of Lot 8 in Block 34 of ORIGINAL TOWN OF KLAMATH FALLS, OREGON,
(formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon, described as follows:**

**Beginning at the Northeasterly corner of Lot 8 in Block 34; thence Westerly along the Southerly
line of Main Street, 44 feet; thence Southerly at right angles with Main Street and parallel with
Third Street, 100 feet; thence Easterly and parallel with Main Street, 44 feet to the Westerly line of
Third Street; thence Northerly along the Westerly line of Third Street, 100 feet to the point of
beginning.**

The true and actual consideration for this conveyance is \$80,000.00.

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 15 day of May 2024

Matthew W. Beddoe
Matthew W. Beddoe

Suzanne L. Beddoe
Suzanne L. Beddoe

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2024, before me, Heather Sciuma a Notary Public in and for said state, personally appeared Matthew W. Beddoe and Suzanne L. Beddoe, 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.

Heather Sciuma
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025

