



2024-004037
Klamath County, Oregon
05/22/2024 11:26:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cory T. Edwards and Heidi A. Plotts

11635 Beechwood Dr

La Pine, OR 97739

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

Cory T. Edwards and Heidi A. Plotts

11635 Beechwood Dr

La Pine, OR 97739

File No. 630494AM

STATUTORY WARRANTY DEED

Beulah Arlene Brown who acquired title as Buelah Arlene Brown

Grantor(s), hereby convey and warrant to

Cory T. Edwards and Heidi A. Plotts, as Tenants in Common, but with right of survivorship,

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 15, Block 6, SUNFOREST ESTATES, TRACT 1060, in the County of Klamath, State of Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036C0-09500

The true and actual consideration for this conveyance is \$250,000.00.

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:

Return To: 

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 17 day of May, 2024.

Buelah Arlene Brown by Wendy Humphreys her attorney in fact
~~Buelah~~ Arlene Brown by Wendy Humphreys his/her attorney-in-fact

Beulah
State of Arizona } ss.
County of Maricopa }

On this 17 day of May, 2024, before me,
Stephanie K. Huggins a Notary Public in and for said state, personally appeared Wendy Humphreys known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of ~~Buelah~~ ^{Beulah} Arlene Brown, and acknowledged to me that he/she/they subscribed the name of ~~Buelah~~ ^{Beulah} Arlene Brown as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public for the State of Arizona
Residing at: Scottsdale, AZ
Commission Expires: 03-16-2026

