



2021-015749

Klamath County, Oregon

10/19/2021 01:46:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Amanda Beesley and Ryan Beesley

925 Lake Ridge Ct.

Klamath Falls, OR 97601

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

Amanda Beesley and Ryan Beesley

925 Lake Ridge Ct.

Klamath Falls, OR 97601

File No. 489778AM

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### STATUTORY WARRANTY DEED

**Charles LaBuwi, as Trustee of the Charles LaBuwi Trust dated April 21, 2015, and his Successors in Trust,**  
Grantor(s), hereby convey and warrant to

**Ryan Beesley and Amanda Beesley, as Tenants by the Entirety,**

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 17-06, being a replat of Lot 8 and a portion of Lot 7 of TRACT 1291-LAKE  
RIDGE PARK and Lots 8,9 and 10 of TRACT 1432-QUAIL POINT ESTATES situated in the NE1/4  
NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County,  
Oregon recorded in Volume 2006-20113, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$400,000.00.

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 6th day of Oct, 2021

The Charles LaBuwi Trust dated April 21, 2015, and his Successors in Trust

By: Charles LaBuwi, trustee

State of Oregon} ss.  
County of Klamath}

On this 6th day of October, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Charles LaBuwi known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Charles LaBuwi Trust dated April 21, 2015, and his Successors in Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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: 5/18/25

