



2022-002693

Klamath County, Oregon

03/03/2022 01:52:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR R

After recording return to:

Running Y Ranch Development, LLC., an Oregon

Limited Liability Company

5500 Running Y Road

Klamath Falls, OR 97601

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

Running Y Ranch Development, LLC., an Oregon

Limited Liability Company

5500 Running Y Road

Klamath Falls, OR 97601

File No. 521407AM

STATUTORY WARRANTY DEED

Charles Andrews and Mary Ann Andrews, as Tenants by the Entirety as to an undivided 50% interest and
Jesse J. Bean and Susan J. Amaral-Bean, as Tenants by the Entirety as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Running Y Ranch Development, LLC., an Oregon Limited Liability Company,

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 910, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on
file in the office of the County Clerk of Klamath County Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

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:

This Document is being signed in Counterpart

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 3 day of Feb, 2022

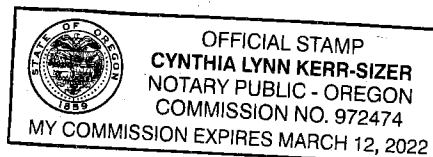
Mary Ann Andrews
Mary Ann Andrews

Charles Andrews
Charles Andrews

State of OR } ss
County of Clatsop

On this 3 day of February, 2022, before me, Cynthia Lynn Kerr-Sizer, a Notary Public in and for said state, personally appeared Charles Andrews and Mary Ann, 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.
*Mary Ann Andrews

Cynthia Lynn Kerr-Sizer
Notary Public for the State of OR
Residing at: Oregon City
Commission Expires: 3-12-2022



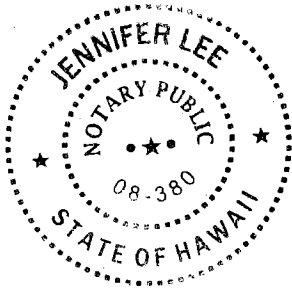
Jesse J. Bean
Jesse J. Bean

Susan J. Amaral-Bean by Jesse J. Bean, her attorney in fact
Susan J. Amaral-Bean by Jesse J. Bean, her attorney in fact

CITY & State of HAWAII } ss
County of HONOLULU }

On this 24TH day of February, 2022, before me, JENNIFER LEE, a Notary Public in and for said state, personally appeared Jesse J. Bean and Jesse J. Bean as Attorney in fact for Susan J. Amaral-Bean, 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.

Jennifer Lee
Notary Public for the State of HAWAII
Residing at: HONOLULU, HAWAII
Commission Expires: 08/24/2024



NOTARY PUBLIC CERTIFICATION
Jennifer Lee First Judicial Circuit
Doc. Description: Statutory
Warranty Deed
Pages: 3 Date of Doc. 2/25/2022
Jennifer Lee 2/25/2022
Notary Signature Date

