



THIS SPACE RESERVED FOR

2022-004584
Klamath County, Oregon
04/11/2022 02:59:01 PM
Fee: \$87.00

After recording return to:

Jeffrey Alan Corkill and Rebecca Lynne Corkill

9472 Kestrel Rd.

Klamath Falls, OR 97601

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

Jeffrey Alan Corkill and Rebecca Lynne Corkill

9472 Kestrel Rd.

Klamath Falls, OR 97601

File No. 529457AM

STATUTORY WARRANTY DEED

Mia Beard, Trustee of the Mia Beard Living Trust dated January 27, 1998,

Grantor(s), hereby convey and warrant to

Jeffrey Alan Corkill and Rebecca Lynne Corkill, 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:

Lot 745, RUNNING Y RESORT, PHASE 9, 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 \$525,000.00.

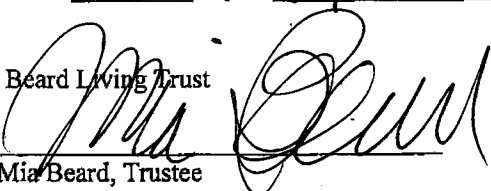
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87 AMT

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 7 day of April, 2022

Mia Beard Living Trust

By: 

Mia Beard, Trustee

State of California}

County of Los Angeles

On this 7th day of April, 2022, before me, Margaret E. Gaze, a Notary Public in and for said state, personally appeared Mia Beard known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Mia Beard Living 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.

Margaret E. Gaze
Notary Public for the State of California»

Residing at: 135 Montana Ave #8

Commission Expires: Santa Monica CA 90403

1/2/2026

