



THIS SPACE RESERVED FOR

2022-005744
Klamath County, Oregon
05/05/2022 11:26:01 AM
Fee: \$87.00

After recording return to:

Jeffery Allen Beck and Bonnie Petrovic Beck and Rick
Thomas Beck and Julie Ann Beck

276 SW Wyatt St

Dallas, OR 97338

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

Jeffery Allen Beck and Bonnie Petrovic Beck and Rick
Thomas Beck and Julie Ann Beck

276 SW Wyatt St

Dallas, OR 97338

File No. 528987AM

STATUTORY WARRANTY DEED

Michael Gross and Deborah Gross, Trustees of the Michael Gross and Deborah Gross Revocable Living Trust dated April 11, 2008, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jeffery Allen Beck and Bonnie Petrovic Beck, as Tenants by the Entirety and Rick Thomas Beck and Julie Ann Beck, as Tenants by the Entirety, all not as tenants in common but with rights 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 10, DIAMOND MEADOWS, TRACT NO 1384, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

2407-007D0-10600

892137

The true and actual consideration for this conveyance is \$825,000.00.

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 25 day of April, 2022.

Michael Gross and Deborah Gross Revocable Living Trust dated April 11, 2008, and any amendments thereto

Michael B Gross Trustee
Michael Gross, Trustee

Deborah Gross Trustee
Deborah Gross, Trustee

State of Oregon} ss.

County of Lane

On this 25th day of April, 2022, before me, Rachel Ingle a Notary Public in and for said state, personally appeared Michael Gross and Deborah Gross known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Michael Gross and Deborah Gross Revocable Living Trust dated April 11, 2008, and any amendments thereto, 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.

Rachel Ingle
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: October 26th, 2024

