



2023-001085
Klamath County, Oregon
02/16/2023 10:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bryce Beard and Shanyne Riana Van Strien
1344 California Ave
Klamath Falls, OR 97601

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

Bryce Beard and Shanyne Riana Van Strien
1344 California Ave
Klamath Falls, OR 97601

File No. 576171AM

STATUTORY WARRANTY DEED

Pomo Properties Inc.,

Grantor(s), hereby convey and warrant to

Bryce Beard and Shanyne Riana Van Strien, not 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:

**A portion of Lot 11 in Block 113 of BUENA VISTA ADDITION, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point in Lot 11 in Block 113 of BUENA VISTA ADDITION to the City of Klamath Falls,
Oregon, which said point is the intersection of the Westerly line of California Avenue and the Southerly line
of Arch Street; thence along the Easterly line of said lot to the Southeasterly corner thereof; thence along
the Southerly line of said lot, 100 feet; thence on a line parallel with the Westerly line of California Avenue
to the Northerly line of said lot; thence to the place of beginning; being the Easterly 100 feet of Lot 11 in
Block 113 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, less the Westerly 3 feet of
said described premises conveyed to T.B. Watters by Deed dated April 1, 1942 and recorded March 6, 1944
in Book 163, page 51, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$314,500.00.

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 10 day of February, 2023

PoMo Properties Inc., an Oregon Corporation

By: [Signature]
Matthew Eagleton, President

State of Oregon} ss.
County of Klamath}

On this 10 day of February, 2023, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally appeared Matthew Eagleton known to me to be the President of the Pomo Properties Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

