



2023-001910  
Klamath County, Oregon  
03/20/2023 03:19:01 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alexander Davenport

2027 Melrose St.

Klamath Falls, OR 97601

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

Alexander Davenport

2027 Melrose St.

Klamath Falls, OR 97601

File No. 568274AM

### STATUTORY WARRANTY DEED

**James J. Bevans, Trustee of the James J. Bevans and Beverly R. Bevans Revocable Living Trust,  
as to an undivided 1/2 interest;**

**Leslie Sue Davenport, as affiant of the Estate of Beverly Sue Dean also shown as B. Sue Dean, deceased; and  
Leslie Sue Dean Davenport and James J. Bevans.**

Grantor(s), hereby convey and warrant to

**Alexander Davenport,**

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 13 in Block 42 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.**

**EXCEPTING THEREFROM the Northerly 50 feet.**

The true and actual consideration for this conveyance is \$220,000.00.

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 16 day of March 2023.

The James J. Bevans and Beverly R. Bevans Revocable Living Trust

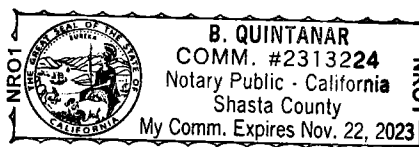
By: James J. Bevans  
James J. Bevans, Trustee

State of CALIFORNIA } ss.  
County of SHASTA }

On this 16<sup>th</sup> day of March, 2023, before me, B. Quintanar, a Notary Public in and for said state, personally appeared James J. Bevans known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the James J. Bevans and Beverly R. Bevans Revocable 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.

B. Quintanar  
Notary Public for the State of CALIFORNIA  
Residing at: SHASTA  
Commission Expires: 11/22/2023



Dated this 16 day of March, 2023

Estate of Beverly Sue Dean also shown as B. Sue Dean, Deceased

By: Leslie Sue Dean Davenport  
Leslie Sue Davenport, Affiant

By: Leslie Sue Dean Davenport  
Leslie Sue Dean Davenport

State of Oregon } ss.  
County of Washington }

On this 16 day of March, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Leslie Sue Dean Davenport, individually and as, Affiant known or identified to me to be the person whose name is subscribed to the foregoing instrument Affiant for the Estate of Beverly Sue Dean also shown as B. Sue Dean, Deceased, and acknowledged to me that he/she/they executed the 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: 1000 N. Oregon  
Commission Expires: 3/7/26



Dated this 16 day of March 2023.

Estate of Beverly Sue Dean also shown as B. Sue Dean, Deceased

By: James J. Bevans  
James J. Bevans, as to a life estate

State of CALIFORNIA } ss.  
County of SHASTA }

On this 16 day of March 2023, before me, B. Quintanar a Notary Public in and for said state, personally James J. Bevans known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the 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.

B. Quintanar  
Notary Public for the State of CALIFORNIA  
Residing at: SHASTA  
Commission Expires: 11/22/2023

