



2023-004252
Klamath County, Oregon
06/05/2023 09:11:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Craig L. Wanless and Megan A. Wanless, Co-Trustees
of the Wanless Family Trust, DTD September 11, 2020
1336 Carlyle St.
Klamath Falls, OR 97601

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

Craig L. Wanless and Megan A. Wanless, Co-Trustees
of the Wanless Family Trust, DTD September 11, 2020
1336 Carlyle St.
Klamath Falls, OR 97601
File No. 589268AM

STATUTORY WARRANTY DEED

Pamela J. Beggs and James N. Beggs, as Trustees of the Pamela J. Beggs Revocable Trust created under agreement dated October 20, 2014,

Grantor(s), hereby convey and warrant to

Craig L. Wanless and Megan A. Wanless, Co-Trustees of the Wanless Family Trust, DTD September 11, 2020,

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:

The South 10 feet of Lot 1, all Lots 2, 3, and 4 of Block 41, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$285,000.00.

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 1 day of June, 2023

Pamela J. Beggs Revocable Trust created under agreement dated October 20, 2014

By: [Signature]
Pamela J. Beggs, Trustee

By: [Signature]
James N. Beggs, Trustee

State of Minnesota } ss.
County of St. Hennepin }

On this 1 day of June, 2023, before me, Kathleen D Luby a Notary Public in and for said state, personally appeared Pamela J. Beggs and James N. Beggs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Pamela J. Beggs Revocable Trust created under agreement dated October 20, 2014, 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.

[Signature]
Notary Public for the State of Minnesota
Residing at: St Paul, Ramsey County
Commission Expires: 1/31/2024

