

2023-010120

Klamath County, Oregon



00322405202300101200040047

11/22/2023 10:14:12 AM

Fee: \$97.00

**Prepared By:**

Robert Anthony Beumeler Jr

**After Recording Return To:** *And Taxes.*

Robert Anthony Beumeler Jr

3859 Bristol Ave

Klamath Falls, Oregon 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On November 22, 2023 THE GRANTOR(S),

- Yanli Wang, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Robert Anthony Beumeler Jr, a single person, residing at 3859 Bristol Ave, Klamath Falls, OR County, Oregon 97603

the following described real estate, situated in Klamath Falls, in the County of OR, State of Oregon

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer due to divorce.

Returned at Counter

Exhibit A

Klamath County Parcel Information



**Parcel Information**

Parcel #: 545299  
Tax Lot: 3909-010DA-05400  
Record Type Real  
Site Address: 3859 Bristol Ave  
Klamath Falls OR 97603 - 7302  
Owner: Beumeler, Robert A Jr  
Owner2: Beumeler, Yanli  
Owner Address: 3859 Bristol Ave  
Klamath Falls OR 97603 - 7302  
Twn/Range/Section: 39S / 09E / 10 / SE  
Parcel Size: 0.30 Acres (13,068 SqFt)  
Plat/Subdivision: Summers Park  
Lot: 25  
Block:  
Census Tract/Block: 971500 / 4012  
Waterfront:

**Assessment Information**

Market Value Land: \$19,820.00  
Market Value Impr: \$237,640.00  
Market Value Total: \$257,460.00  
Assessed Value Total: \$110,280.00

**Tax Information**

Tax Year: 2022  
Annual Tax: \$1,326.35

**Legal**

Subdivision: SUMMERS PARK Block: Lots: 25

**Land**

Cnty Land Use: 101 - Residential Improved  
Zoning: RS - Suburban Residential  
Watershed: Lake Ewauna-Klamath River  
School District: 11 - Klamath County School District  
Middle School: Brixner Junior High School

Land Use Std: RSFR - Single Family Residence  
Neighborhood:  
Recreation:  
Primary School: Stearns Elementary School  
High School: Mazama High School

**Improvement**

Year Built: 1947	Fin. SqFt: 1,274	Floor 1 SqFt: 1,274
Bedrooms: 3	Bathrooms: 2	Floor 2 SqFt:
Basement Fin. SqFt:	Full Baths:	Fireplace: 1
Attic Fin SqFt:	Garage: 324	Carport:

**Transfer Information**

Rec. Date: 12/27/2021	Sale Price: \$178,000.00	Doc Num: 19080	Doc Type: Deed
Owner: Ana G L Alvarado		Grantor: VADER DENNIS	
Orig. Loan Amt: \$169,100.00		Title Co: AMERITITLE	
Finance Type:	Loan Type: Conventional	Lender: ROGUE CU	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Exhibit A

Pg 7/4

Tax Parcel Number: 545299

Mail Tax Statements To:

Robert Anthony Beumeler Jr.

3859 Bristol Ave

Klamath Falls, Oregon 97603

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**[SIGNATURE PAGE FOLLOWS]**

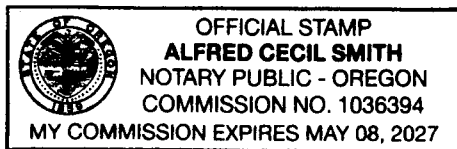
**Grantor Signatures:**

DATED: 11/22/23

Yanli Wang  
Yanli Wang  
3859 Bristol Ave  
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KAMATH COUNTY, ss:

This instrument was acknowledged before me on this 22<sup>nd</sup> day of November,  
2023 by Yanli Wang.



[Signature]  
Notary Public

Branch Operations Manager  
Title (and Rank)

My commission expires May 08, 2027