

2024-002967

Klamath County, Oregon



00327352202400029670020028

04/19/2024 10:37:20 AM

Fee: \$87.00

After Recording Return to:
Jered Reid
35 SE C Street, Suite D
Madras, OR 97741

Until a change is requested, all
tax statements shall be sent to
the following address:
Wayne Beach, Trustee
5309 W. Saddle Horn Rd.
Phoenix, AZ 85083

STATUTORY BARGAIN AND SALE DEED

Wayne Beach, Grantor, conveys to **Wayne A. Beach, Trustee of the Beach Trust**, dated **December 6, 2023**, Grantee, the following real property located in Klamath County, Oregon:

W1/2 W1/2 N1/2 NW1/4 SW1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

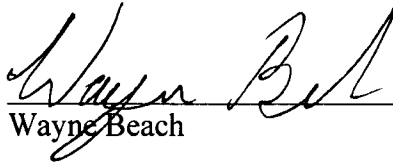
The true consideration for this conveyance is: zero dollars (\$0.00) but consists of other good and valuable consideration, which is the entire consideration, to wit: Funding of a Trust

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

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, AND 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.

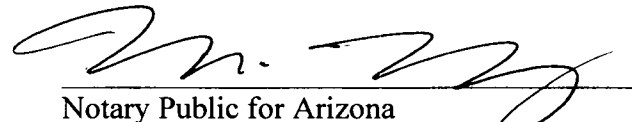
GRANTOR:

DATED: March 13th, 2024.


Wayne Beach

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on March 13th, 2024, by Wayne Beach, and acknowledged the foregoing to be his voluntary act and deed.


Notary Public for Arizona
My Commission Expires:

