

Michael Spencer  
Returned to Counter

2024-003531

Klamath County, Oregon

David J. Beard and Mary K. Beard

Grantor

David J. Beard and Mary K. Beard, Trustees  
4621 Bisbee St.  
Klamath Falls, OR 97603



00328041202400035310020026

05/07/2024 09:36:45 AM

Fee: \$87.00

Grantee

After recording return to:  
Grantee

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David J. Beard and Mary K. Beard, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David J. Beard and Mary K. Beard, Trustee(s) or Successor Trustee(s) of the Beard Revocable Living Trust dated April 25, 2024, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, have executed this instrument this 25th day of April, 2024.

David J. Beard

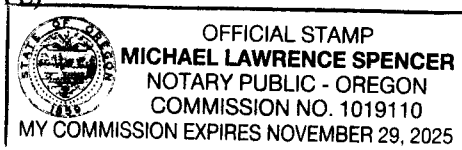
Mary K. Beard

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named David J. Beard and Mary K. Beard on April 25, 2024 and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me



## EXHIBIT "A"

A portion of Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the North line of said Lot 1, at a point 215 feet East of the Northwest corner of said lot; thence running East on the North line of said Lots 1 and 2, 295.2 feet; thence running North on the line of said Lot 2, 20 feet; thence running East on the North line of said Lot 2, 133 feet to the Northeast corner of said Lot 2; thence running South on the East line of said Lot 2, 120 feet; thence running West and parallel to the North line of said Lots 1 and 2, 428.2 feet; thence running North 100 feet to the point of beginning.

ALSO a parcel of land in Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, 100 feet wide North and South and 643.2 feet wide East and West, the North line of which is 100 feet South of the North line of said lots measured on the West line thereof, and the South line of said parcel being 200 feet South of said North line of said lots measured on said West line.

EXCEPTING THEREFROM the West 5 feet taken by Klamath County for widening of Bisbee Street as set forth in Book 362, Page 563, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-15AB TL 100

State of Oregon, County of Klamath  
Recorded 01/11/01, at 10:32a m.  
In Vol. M01 Page 1242  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>