



**2024-006395**  
**Klamath County, Oregon**  
07/22/2024 03:19:02 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ralph C. Lucas and Jayne E. Lucas, Trustees of  
the 2011 Lucas Family Trust

17522 Rainglen Lane

Huntington Beach, CA 92646

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

Ralph C. Lucas and Jayne E. Lucas, Trustees of  
the 2011 Lucas Family Trust

17522 Rainglen Lane

Huntington Beach, CA 92646

File No. 641073AM

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### STATUTORY WARRANTY DEED

**William S. Bechen, Jr.; Tamera A. Bechen; Raylene D. Bechen who acquired title as Raylene D. Bechen Hickson and Denise L. Long, who acquired title as Denise L. Bechen Culpepper, not as tenants in common but with right of survivorship ,**

Grantor(s), hereby convey and warrant to

**Ralph C. Lucas and Jayne E. Lucas, Trustees of the 2011 Lucas Family Trust,**

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 8, Block 5 Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$20,250.00.**

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:

Real property taxes due, if any, but not yet payable

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 17<sup>th</sup> day of July, 2024.

SIGNED IN COUNTERPART

Williams S. Bechen, Jr. by Denise L. Long, his attorney in fact

Raylene D. Bechen  
Raylene D. Bechen-Hickson RDB

Denise L. Long

Tamera A. Bechen by Denise L. Long, her attorney in fact

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of July, 2024, before me,

\_\_\_\_\_, a Notary Public in and for said state, personally appeared Denise L. Long for herself and as power of attorney for William S. Bechen, Jr. and Tamera A. Bechen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Tennessee } ss  
County of Bradley }

On this 17<sup>th</sup> day of July, 2024, before me,

Cheryl Wilson (CW) a Notary Public in and  
for said state, personally appeared Raylene D. Bechen-Hickson, known or identified to me to be the  
person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that  
he/she/they executed 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.

Cheryl Wilson  
Notary Public for the State of TN

Residing at: Bradley County 115 McCullough Rd, Cleveland TN 37323

Commission Expires: 9/22/2026



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 17<sup>th</sup> day of July 2024.

William S. Bechen Jr. by Denise L. Long his A.I.F.  
SIGNED IN COUNTERPART  
William S. Bechen, Jr. by Denise L. Long, his attorney in fact

Raylene D. Bechen-Hickson

Denise L. Long  
Denise L. Long

Tamera A. Bechen by Denise L. Long her A.I.F.  
Tamera A. Bechen by Denise L. Long, her attorney in fact

State of Oregon } ss  
County of Clatsop

On this 17<sup>th</sup> day of July, 2024, before me, Lacie Marie Newlan a Notary Public in and for said state, personally appeared Denise L. Long for herself and as power of attorney for William S. Bechen, Jr. and Tamera A. Bechen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

[Signature]  
Notary Public for the State of OR  
Residing at: Bad River OR  
Commission Expires: 1/20/26

