

## Warranty Deed

This space reserved for Recorder's use

After recording return to:

Steven and Kari Lyn Beckler

PO Box 151, Bly, OR 97622

**2024-006878**

Klamath County, Oregon



00332021202400068780020024

08/07/2024 09:39:46 AM

Fee: \$87.00

Until a change is requested all tax statements

shall be sent to the following address:

Steven and Kari Lyn Beckler

PO Box 151, Bly, OR 97622

By this instrument, **Steven Beckler**, of 56137 Bamford Rd. Bly, OR 97662, USA and **Kari Lyn Beckler**, of 56137 Bamford Rd, Bly, OR 97622, USA, as **Tenants by the Entirety**, (collectively the "Grantor"), releases, with general warranty covenants, unto Steven Lee Beckler and Kari Lyn Beckler as trustees of the **Beckler Family Trust**, dated August 1, 2024, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

**Lot 20 in Block 8, and an individual 1/49th interest in Lot 1 Block 11 of Tract 1161,  
HIGH COUNTRY RANCH, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon**

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

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:

Returned at Counter

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.

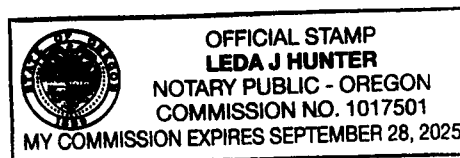
Dated this 1<sup>st</sup> day of August, 2024

Steven Beckler  
Steven Beckler

Kari Lyn Beckler  
Kari Lyn Beckler

State of Oregon } ss

County of Klamath }



On this 1<sup>st</sup> day of August, 2024, before me, Leda J. Hunter a Notary Public in and for said state, personally appeared Steven Beckler and Kari Lyn Beckler, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me the he/she/they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Leda J. Hunter  
Notary Public for the State of Oregon

Residing at: 61213 Mokas Ct. Bly OR 97622

Commission Expires: 9-28-25