

2024-007681

Klamath County, Oregon



00333031202400076810030034

09/03/2024 11:14:51 AM

Fee: \$92.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Hernandez and Associates, LLC

P.O. Box 979

Bandon, OR 97411

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Lisa M. Beaver and Leslie A. Lundholm

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Lisa M. Beaver and Leslie A. Lundholm, Trustee of Lisa M. Beaver and Leslie A. Lundholm Trust

**4) TRUE AND ACTUAL CONSIDERATION  
ORS 93.030(5) – Amount in dollars or other**

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Lisa M. Beaver and Leslie A. Lundholm

58630 Ken Rd

Bandon, OR 97411

**6) SATISFACTION of ORDER or WARRANT  
ORS 205.125(1)(e)**

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_**

**TO CORRECT \_\_\_\_\_**

\_\_\_\_\_  
PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS  
FEE/INSTRUMENT NUMBER \_\_\_\_\_."

**Grantor(s):**

Lisa M. Beaver and Leslie A. Lundholm  
58630 Ken Rd  
Bandon, OR 97411

**Grantee(s):**

Leslie A. Lundholm and Lisa M. Beaver,  
Trustees of Leslie A. Lundholm and  
Lisa M. Beaver Trust  
58630 Ken Rd  
Bandon, OR 97411

**Until a change is requested,**

**all tax statements shall be sent to:**

Lisa M. Beaver and Leslie A. Lundholm  
58630 Ken Rd  
Bandon, OR 97411

**After recording return to:**

Hernandez & Associates, LLC  
P.O. Box 979  
Bandon, OR 97411

The true consideration for this conveyance in terms of dollars -0-, and for Estate Planning purposes.,

**STATUTORY WARRANTY DEED**

Leslie A. Lundholm and Lisa M. Beaver, the Grantor(s), conveys and warrants to Leslie A. Lundholm and Lisa M. Beaver, Trustees of Leslie A. Lundholm and Lisa M. Beaver Trust, Grantee(s), interest in the following described real property, free of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

**LEGAL DESCRIPTION:** Real property in the county of Klamath, State of Oregon, described as follows:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT # 4

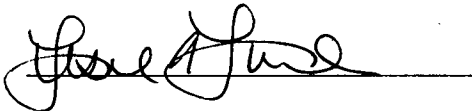
Block - 122, Lot - 15

(Assessor's Property Tax Parcel or Account No.: 466695)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS Grantor's hand this 28th day of August, 2024.




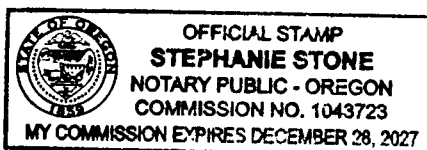
Leslie A. Lundholm



Lisa M. Beaver

STATE OF OREGON            )  
  )       ss.  
County of Coos            )

Personally, appeared on this 28th day of August, 2024, the above-named, Leslie A. Lundholm and Lisa M. Beaver, acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: Dec. 28, 2027