

RECORDING REQUESTED BY:

Samantha Brelsford Law, LLC
66 Club Road, Suite 200, Eugene, OR 97401

2024-009415

Klamath County, Oregon

10/29/2024 01:30:01 PM

Fee: \$87.00

GRANTORS' NAME AND ADDRESS:

Katherine L. Beckstrand and Thomas B. Beckstrand
2198 Sally Way, Eugene, OR 97401

GRANTEES' NAME AND ADDRESS:

Katherine Leovy Beckstrand and Thomas Broders Beckstrand,
co-Trustees of The Thomas and Katherine Beckstrand Revocable Trust,
U/A Dated August 15, 2024
2198 Sally Way, Eugene, OR 97401

SEND ALL TAX STATEMENTS TO:

Same as GRANTEES

AFTER RECORDING RETURN TO:

Same as GRANTEES

Account No.: 280421

Tax Account No.: 3511-01300-01200

Situs Address: Rural Vacant

SPACE ABOVE THIS LINE FOR RECORDERS USE

BARGAIN AND SALE DEED

(ORS §93.860)

Katherine L. Beckstrand, also known as Katherine Leovy Beckstrand, and Thomas B. Beckstrand, also known as Thomas Broders Beckstrand, as tenants by the entirety, ("Grantors"),

hereby conveys to

Katherine Leovy Beckstrand and Thomas Broders Beckstrand, Co-Trustees of The Thomas and Katherine Beckstrand Revocable Trust, U/A Dated August 15, 2024, and any amendments thereto, ("Grantees"),

the following described real properties situated in the County of Klamath, State of Oregon, free of liens and encumbrances except as specifically set forth herein:

Township 35 South, Range 11 East, W.M. Section 13: South ½ of Southeast ¼ of Southwest ¼. (20 acres).

This conveyance is made subject to easements, rights of way of record and those apparent on the land.

Subject to: Covenants, Conditions, Restrictions and Easements of record, if any.

The true consideration for this conveyance is: nothing monetary; transfer into revocable trust for estate planning. (Here, comply with the requirements of ORS 93.030.)

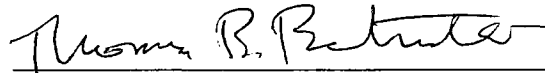
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), 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 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE

ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) AND SECTIONS 5 TO II, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

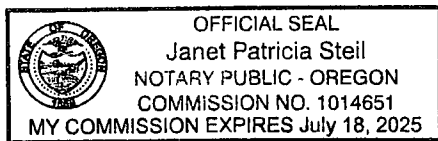
DATED: 07/15, 2024

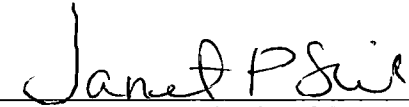

KATHERINE L. BECKSTRAND,
A.K.A. KATHERINE LEOVY BECKSTRAND,
Grantor


THOMAS B. BECKSTRAND,
A.K.A. THOMAS BRODERS BECKSTRAND,
Grantor

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on this 15 day of August 2024, by KATHERINE L. BECKSTRAND, also known as KATHERINE LEOVY BECKSTRAND, and THOMAS B. BECKSTRAND, also known as THOMAS BRODERS BECKSTRAND.




NOTARY PUBLIC FOR OREGON
My commission expires: July 18 - 2025