

Returned at Counter Mark Runnels

Juanita Ann Haskins, Successor Trustee of  
THE WILLIAM K. BEACHBOARD, JR.  
LIVING TRUST  
Grantor

DAVID WOOD  
32852 ELDE ST  
CHILOQUIN OR 97624

Grantee  
After recording return to:  
Grantee

Until a change is requested, all tax statements  
shall be sent to: DAVID WOOD  
32852 ELDE ST CHILOQUIN OR 97624

2025-000913  
Klamath County, Oregon



00338425202500009130020023

02/11/2025 10:35:19 AM

Fee: \$87.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Juanita Ann Haskins, Successor Trustee of THE WILLIAM K. BEACHBOARD, JR. LIVING TRUST, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Wood 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 EXHIBIT "A" attached hereto and by this reference incorporated herein as if fully set out.

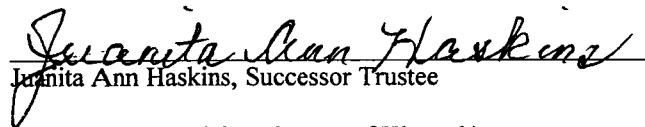
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

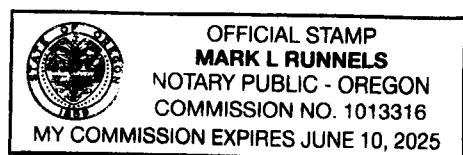
In Witness Whereof, the undersigned grantor, has executed this instrument this January 23, 2025.

  
Juanita Ann Haskins, Successor Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Juanita Ann Haskins, Successor Trustee and acknowledged the foregoing instrument to be her voluntary act and deed.

This 23rd day of January, 2025.



Before me:   
Notary Public for Oregon

## EXHIBIT "A"

### PARCEL ONE:

Lots 18 and 19, Block 5, Tract 1023, Klamath Country, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.