

2025-005275

Klamath County, Oregon



00343793202500052750020026

06/27/2025 09:52:55 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
The Law Office of Don Johnson
698 12th St. SE Suite 240
Salem, OR 97301

SEND TAX STATEMENTS TO:
Mark A. Beirsto & Julie A. Beirsto
153353 Little River Loop
PO Box 588
La Pine, Oregon 97739

STATUTORY WARRANTY DEED

We, **Mark Alden Beirsto and Julie Ann Beirsto** ("Grantors"), convey and warrant to **Mark A. Beirsto and Julie A. Beirsto**, Trustees of **The Beirsto Family Revocable Living Trust**, dated **May 8, 2025** ("Grantee"), transfer the following described real property (the "Property"), free of encumbrances, except as specifically set forth herein:

Real Property located at 153353 Little River Loop, La Pine, Oregon 97739, Tax Lot No. 699202 in the County of Klamath, State of Oregon, described more particularly as follows:

LOT 16 IN BLOCK 4 OF PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- 1. Covenants, conditions, restrictions, and/ or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**

The true consideration for this conveyance is: Zero (\$0.00); Estate Planning Purposes. This property is free of liens and encumbrances, except as stated above.

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

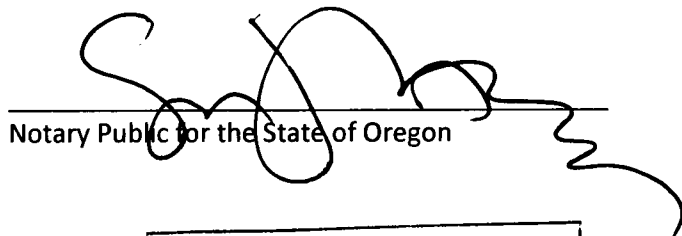
DATED this 24th day of June 2025.


Mark Alden Beirsto, Grantor


Julie Ann Beirsto, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me on this 24th day of June 2025, by Mark Alden Beirsto and Julie Ann Beirsto, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.


Notary Public for the State of Oregon

