



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006203
Klamath County, Oregon
07/18/2025 02:21:01 PM
Fee: \$92.00

After recording return to:

Kraig D. Beasley and Hailey Rose Beasley
PO Box 436
Malin, OR 97632

Until a change is requested all tax statements shall be

sent to the following address:

Kraig D. Beasley and Hailey Rose Beasley
PO Box 436
Malin, OR 97632
File No. 1004970

STATUTORY WARRANTY DEED

Maurice J. O'Keeffe and Mary E. O'Keeffe, as Co-Trustees of the Maurice and Mary O'Keeffe Family Trust, u/a dated January 31, 2023,

Grantor(s), hereby convey and warrant to

Kraig D. Beasley and Hailey Rose Beasley as tenants by the entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 4 in Block 25 of Merrill, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$214,000.00.

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:

Real property taxes due, if any, but not yet payable

Unofficial Copy

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: 7/8/25

Maurice and Mary O'Keeffe Family Trust

Maurice J. O'Keeffe
Maurice J. O'Keeffe, Trustee

Mary E. O'Keeffe
Mary E. O'Keeffe, Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of July, 2025, before me, a Notary Public in and for said state, personally appeared Maurice J. O'Keeffe and Mary E. O'Keeffe known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Maurice and Mary O'Keeffe Family Trust and acknowledged that they executed the same as Trustee.

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

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 9/27/2027

