

2025-007728

Klamath County, Oregon



00346649202500077280010014

08/29/2025 11:06:44 AM

Fee: \$87.00

After recording return to:

Ryan M. Gifford, PC
P.O. Box 247
Cottage Grove, OR 97424

Until a change is requested, all tax statements shall be sent to the following address:

BRIAN W. BEARD and
HEATHER ANNE BEARD, trustees
2250 Valhalla St.
Eugene, OR 97401

WARRANTY DEED

BRIAN BEARD and HEATHER BEARD, 2250 Valhalla St., Eugene, OR 97401, Grantors, convey and warrant to BRIAN W. BEARD and HEATHER ANNE BEARD, trustees or their successors in trust under the BRIAN W. BEARD & HEATHER ANNE BEARD LIVING TRUST, dated August 15, 2025, all of their interest in the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 6 and 9 in Block 93, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

Date this August 15, 2025.

BRIAN BEARD

HEATHER BEARD

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named BRIAN BEARD and HEATHER BEARD and acknowledged the foregoing instrument to be their voluntary act and deed this August 15, 2025.

Before me:
Notary Public for Oregon

