



THIS SPACE RESERVED FOR RECORDER'S USE

2025-011407
Klamath County, Oregon
12/22/2025 02:45:02 PM
Fee: \$92.00

After recording return to:
William A. Beeman and Janet Beeman and
Tyler Beeman
2730 Sprague River Rd.
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:
William A. Beeman and Janet Beeman and Tyler Beeman
2730 Sprague River Rd.
Chiloquin, OR 97624
File No. 1038303

STATUTORY WARRANTY DEED

James F. Warnken and Rebecca S. Warnken, as Tenants by the Entirety, Grantor(s), hereby convey and warrant to

William A. Beeman and Janet Beeman, as tenants by the entirety, and Tyler Beeman, all with right of survivorship,

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:

The W1/2 of the E1/2 of the SW1/4 of the NW1/4 of the NE1/4 of Section 35, lying South of the Sprague River Highway and the W1/2 of the E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of Section 35, lying North of the Sprague River in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$215,000.00.
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

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: 12/09/2025

James F. Warnken

James F. Warnken

Rebecca S. Warnken

Rebecca S. Warnken

State of Florida

County of Duval

On this 9th day of December, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **James F. Warnken and Rebecca S. Warnken**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

Lola Denise Strickland
Lola Denise Strickland

Notary Public for the State of Florida

WA DRIVER LICENSE

Residing at: Duval

Commission Expires: 06/04/2029

