



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002389

Klamath County, Oregon

03/18/2026 10:01:01 AM

Fee: \$92.00

After recording return to:

Rungrudee Beatty and Donald H. Beatty, as

trustee of The BADEYA Revocable Trust

Dated 9/21/2023

1855 Portland St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Rungrudee Beatty and Donald H. Beatty, as

trustee of The BADEYA Revocable Trust

Dated 9/21/2023

1855 Portland St.

Klamath Falls, OR 97601

File No. 1056783

STATUTORY WARRANTY DEED

Jordyn Foster and Aaron Davis, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Donald H. Beatty, as trustee of The BADEYA Revocable Trust Dated 9/21/2023 and Rungrudee Beatty,

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 22 in Block 29 of HOT SPRINGS ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$307,900.00.

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: 3-12-26

[Redacted Signature]
Jordyn Foster

[Redacted Signature]
Aaron Davis

State of Oregon } ss
County of Klamath }

On this 12 day of March, 2026, before me, Melissa Renee Cook a Notary Public in and for said state, personally appeared Jordyn Foster and Aaron Davis, 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.

[Handwritten Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 2/2/30

