

2011-012897

Klamath County, Oregon



00110319201100128970030039

11/18/2011 08:47:24 AM

Fee: \$47.00

After recording, return to:  
SCOTT C. SCHULTZ  
Attorney at Law  
969 Willagillespie Road  
Eugene, OR 97401

Until a change is requested,  
mail all tax statements to:  
NO CHANGE

### WARRANTY DEED

KAREN G WEGSTEIN, "Grantor", hereby conveys and warrants to RONDALD LEE WEGSTEIN and KAREN GEORGETTE WEGSTEIN, Trustees, or any acting successor, of the WEGSTEIN LIVING TRUST dated October 13, 2011, and any amendments thereto, "Grantee", the following real property, free of encumbrances except for matters of public record:

#### SEE EXHIBIT "A" ATTACHED HERETO

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THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 13 day of October, 2011.

Karen G Wegstein  
KAREN G WEGSTEIN

State of California )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by Karen G Wegstein.

\_\_\_\_\_  
Notary Public for California

*See attached acknowledgment*

## ACKNOWLEDGMENT

State of California  
County of Alameda

On October 13, 2011 before me, Katherine Valente  
(insert name and title of the officer)

personally appeared Karen G. Wegstein  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ka [Signature] (Seal)



## **EXHIBIT "A"**

**Parcel 1:** LOT 9, BLOCK 5 of SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 2:** LOT 1 and LOT 2, Block 15, First Addition to Chiloquin, Oregon, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 3:** LOT 8 IN BLOCK 5 OF SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**Parcel 4:** Lot 9 in Block 5, SOUTH CHILOQUIN.

**Parcel 5:** Lots 5 and 6, Block 15, FIRST ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-034DC-01500-000    Key No: 202970

**Parcel 6:** Chiloquin S Block 5 Lot 10

**Parcel 7:** Parcel 1 of Land Partition 50-04, replat of Lots 96 and 97 of Spinks unrecorded subdivision situated in NE ¼ SW ¼ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3407-034CA-05000-000    Key No: 198912