

2018-001507

Klamath County, Oregon

02/07/2018 09:16:00 AM

Fee: \$57.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Mark A. Westlund and Marcelene J. Straw, husband and wife as joint tenants

Grantor's Mailing Address: 1424 Blake Street, Berkeley, California 94702

Grantee: Marcelene Straw and Mark A. Westlund, Co-Trustees of The Straw-Westlund Family Trust

Grantees Mailing Address: 1424 Blake Street, Berkeley, California 94702

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Statutory Warranty Deed: Recorded December 15, 2006; Doc. No. 2006-024871

Situs Address: 1833 - 1837 Lexington, Klamath Falls, Oregon 97601

Property ID Number: R871902

Map Tax Lot: R-3809-029AD-03701-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Marcelene Straw, Co-Trustee, et al
1424 Blake Street
Berkeley, CA 94702

After Recording Return To:

uDeed, LLC - 85052
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Mark A. Westlund
1424 Blake Street
Berkeley, CA 94702

WARRANTY DEED

TITLE OF DOCUMENT

Mark A. Westlund and Marcelene J. Straw, husband and wife as joint tenants, Grantor, conveys and warrants to Marcelene Straw and Mark A. Westlund, Co-Trustees of The Straw-Westlund Family Trust, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

PARCEL 1 OF LAND PARTITION 7-95, BEING LOT 3 AND THE W 1/2 OF LOT 2, BLOCK 24 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, SITUATED IN THE NE 1/4 OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Property ID No.: **R871902**

Map Tax Lot: **R-3809-029AD-03701-000**

Situs Address: **1833 - 1837 Lexington, Klamath Falls, Oregon 97601**

Prior Recorded Document Reference: **Statutory Warranty Deed: Recorded December 15, 2006; Doc. No. 2006-024871**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed,
and _____

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE 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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Marcelene J. Straw

STATE OF _____ }
COUNTY OF _____ } SS

This instrument was acknowledged before me this _____ day of _____, 20____, by **Mark A. Westlund and Marcelene J. Straw**.

NOTARY STAMP/SEAL

Before Me: SEE ATTACHED
 NOTARY PUBLIC- STATE OF _____
 My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Contra Costa)

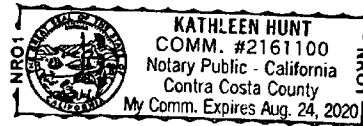
On 11/17/17 before me, Kathleen Hunt, notary public
(here insert name and title of the officer)

personally appeared Marcelene J. Straw and Mark A. Westlund

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 Kath Hunt

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Warranty Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____