



THIS SPACE RESERVED FOR

2018-010626

Klamath County, Oregon

08/31/2018 12:42:01 PM

Fee: \$102.00

After recording return to:

Ronald Van Der Weide and Cherie Van Der Weide

3212 Paramount St.

Klamath Falls, OR 97603

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

Ronald Van Der Weide and Cherie Van Der Weide

3212 Paramount St.

Klamath Falls, OR 97603

File No. 256015AM

STATUTORY WARRANTY DEED

David W. Sehnem, who acquired title as David M. Sehnem and Yvette M. Sehnem, Trustees of the Sehnem Family Trust dated July 21, 2005 and Joseph Kennedy and Christina Kennedy

Grantor(s), hereby convey and warrant to

Ronald Van Der Weide and Cherie Van Der Weide, as Tenants by the Entirety,

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 61, TRACT 1428, 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 \$247,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

1024447

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 this 29 day of August, 2018

The Sehnem Family Trust

By: X David M. Sehnem
David M. Sehnem, Trustee

By: X Yvette M. Sehnem
Yvette M. Sehnem, Trustee

Joseph Kennedy

Christina Kennedy

~~State of _____ } ss
County of _____ }~~

~~On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared David M. Sehnem and Yvette M. Sehnem, Trustees of The Sehnem Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.~~

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

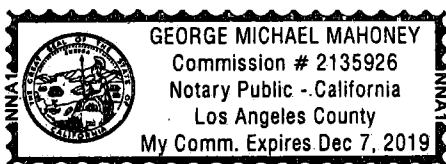
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of LOS ANGELES

On 8/29/18 before me, GEORGE MICHAEL MAHONEY, NOTARY PUBLIC

personally appeared DAVID W. SEHNEM and YVETTE M. SEHNEM
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC NAME(S) OF SIGNER(S)



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 [Signature]

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

- CAPACITY CLAIMED BY SIGNED**
- ☐ INDIVIDUAL
 - ☐ CORPORATE OFFICER

DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

- TITLE(S)
- ☐ LIMITED PARTNER(S)
 - ☐ GENERAL PARTNER(S)
 - ☐ ATTORNEY-IN-FACT
 - ☐ TRUSTEE(S)
 - ☐ GUARDIAN/CONSERVATOR
 - ☐ OTHER: _____

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE
 SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

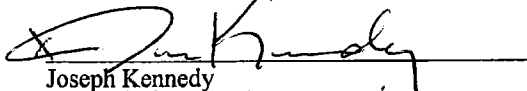
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

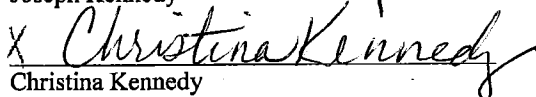
Dated this _____ day of _____, _____.

The Sehnem Family Trust

By: _____
David M. Sehnem, Trustee

By: _____
Yvette M. Sehnem, Trustee


Joseph Kennedy

X 
Christina Kennedy

State of _____ } ss
County of _____ }

On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared David M. Sehnem and Yvette M. Sehnem, Trustees of The Sehnem Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Deschutes

On this 30 day of August, 2018, before me, Megan Figgins a Notary Public in and for said state, personally appeared Joseph Kennedy and Christina Kennedy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Megan Figgins
Notary Public for the State of Oregon
Residing at: Bend
Commission Expires: 11/15/2021

