



2020-012868

Klamath County, Oregon

10/07/2020 02:37:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

James A. Melvin and Valerie T. Gent

3209 Thorn Ave.

Merced, CA 95340

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

James A. Melvin and Valerie T. Gent

3209 Thorn Ave.

Merced, CA 95340

File No. 397645AM

STATUTORY WARRANTY DEED

Anna Michelle Steademan, Elizabeth Marie Steademan, Tyler Keith Morgan Peck, Dena Lovelyn Elaine Steademan and Anna Michelle Steademan as Custodian for Roger Dean Steademan under the Uniform Transfer to Minors Act ORS 126.832(3) (A) as Tenants in Common ,

Grantor(s), hereby convey and warrant to

James A. Melvin and Valerie T. Gent, 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 93 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the SW corner of Lot 94 of MOYINA; thence North 85° 39' East along the Southerly boundary of said Lot a distance of 125 feet to the SE corner of said Lot; thence Northwesterly along the arc of a curve to the left, the radius of which is 628.34 feet, a distance of 8 feet; thence South 86° 23' West 125 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$210,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

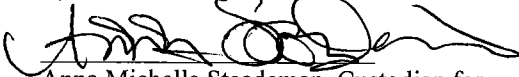
Signed in counterpart

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 2 day of October, 2020.


Anna Michelle Steademan

Tyler Keith Morgan Peck


Anna Michelle Steademan, Custodian for
Roger Dean Steademan



Elizabeth Marie Steademan

Dena Lovelyn Elaine Steademan

State of Oregon } ss
County of Klamath }

On this 2 day of October, 2020, before me, Nicoles Galpin a Notary Public in and for said state, personally appeared Anna Michelle Steademan, Elizabeth Marie Steademan, ~~Tyler Keith Morgan Peck~~, ~~Dena Lovelyn Elaine Steademan~~, 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 Oregon
Residing at: Klamath
Commission Expires: 5.20.2023



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 2 day of October, 2020.

Anna Michelle Steademan

Tyler Keith Morgan Peck

Anna Michelle Steademan, Custodian for
Roger Dean Steademan

Elizabeth Marie Steademan

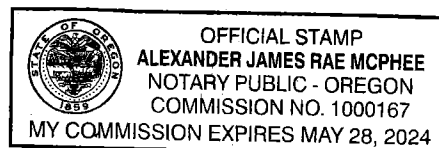
Dena Lovelyn Elaine Steademan

State of Oregon } ss
County of Multnomah }

On this 2 day of October, 2020, before me, Alexander James Rae McPhee a Notary Public in and for said state, personally appeared Anna Michelle Steademan, Elizabeth Marie Steademan, Tyler Keith Morgan Peck, Dena Lovelyn Elaine Steademan, 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 Oregon
Residing at: Multnomah
Commission Expires: 5-28-2024



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 2 day of OCTOBER, 2020

Anna Michelle Steademan

Tyler Keith Morgan Peck

Anna Michelle Steademan, Custodian for
Roger Dean Steademan

Elizabeth Marie Steademan

Dena Lovelyn Elaine Steademan
Dena Lovelyn Elaine Steademan

State of Oregon } ss
County of Josephine }

On this 2nd day of October, 2020, before me, Patricia Mae Helma Notary Public in and for said state, personally appeared Anna Michelle Steademan, Elizabeth Marie Steademan, Tyler Keith Morgan Peck, Dena Lovelyn Elaine Steademan 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.

Patricia Mae Helma
Notary Public for the State of Oregon
Residing at: 1205 SE Nth Grant Pass Or
Commission Expires: 5-4-2024 97526

