



2020-017005

Klamath County, Oregon

12/30/2020 08:56:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kimberley Mevis

802 Louise Dr.

Petaluma, CA 94954

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

Kimberley Mevis

802 Louise Dr.

Petaluma, CA 94954

File No. 413191AM

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### STATUTORY WARRANTY DEED

**John Olmstead, Trustee for the John Olmstead EPSP 401K Trust,**

Grantor(s), hereby convey and warrant to

**Kimberley Mevis,**

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:

**The NE1/4 of Section 18, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$27,000.00.

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:

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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 17 day of December, 2020

The John Olmstead EPSP 401K Trust

By: [Signature]  
John Olmstead, Trustee

State of Arizona } ss.  
County of Maricopa }

On this 17<sup>th</sup> day of December, 2020, before me, Joel Gose a Notary Public in and for said state, personally appeared John Olmstead known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The John Olmstead EPSP 401K Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Arizona  
Residing at: Peoria, AZ  
Commission Expires: 01/21/2023

