



THIS SPACE RESERVED FOR

**2021-000295**

**Klamath County, Oregon**

**01/08/2021 01:38:09 PM**

**Fee: \$87.00**

After recording return to:

Edward Gordon Mendenhall and Sheri Lynn  
Mendenhall

2137 Orindale Rd.

Klamath Falls, OR 97601

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

Edward Gordon Mendenhall and Sheri Lynn  
Mendenhall

2137 Orindale Rd.

Klamath Falls, OR 97601

File No. 425333AM

### STATUTORY WARRANTY DEED

**Phyllis Claridge Shidler,  
Trustee of the Phyllis Claridge Shidler Living Trust,  
under agreement dated August 29, 2012,**

Grantor(s), hereby convey and warrant to

**Edward Gordon Mendenhall and Sheri Lynn Mendenhall, 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:

A parcel of land situated N 1/2 of NE 1/4 of SE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" rebar which is Northwest corner of N 1/2 of NE 1/4 of SE 1/4 also on East right of way of Orindale  
Road; thence South 89°41'23" East a distance of 822.55 feet to 5/8" rebar and also the true point of beginning; thence  
South 89°41'23" East to the Southwesterly right of way to Highway 140; thence Southeast along the said right of way to  
East line of Section 1; thence South 0°18'23" East along East line of said Section 1 to Southeast corner of N 1/2 of NE 1/4  
of SE 1/4 of Section 1; thence North 89°37'11" West 512.70 feet along Southern line of N 1/2 of NE 1/4 of SE 1/4 of  
Section 1 to a point; thence North 00°14'00" West a distance of 661.55 feet to the true point of beginning.

TOGETHER WITH a 20 foot wide road easement to above parcel described as follows:

Beginning at a 5/8" rebar the Southwest corner of N 1/2 of NE 1/4 of SE 1/4 Section 1, Township 39 South, Range 8 East of  
the Willamette Meridian, Klamath County, Oregon; thence South 89°37'11" East a distance of 40.00 feet to 5/8" rebar, also  
the South line of said parcel; thence North 68°12'49" East a distance of 846.25 feet to West line of above described parcel.  
ALSO this is the Southerly right of way line to 20 foot road easement; thence North 0°14' West 21.5 feet along said East  
line of above parcel; thence South 68°12'49" West a distance of 846.25 feet to a point; thence North 89°37'11" West a  
distance of 40 feet to a point which is on the East right of way of Orindale Road; thence South 00°08' East a distance of 20  
feet to the true point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.

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:

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 8<sup>th</sup> day of JANUARY, 2021

Phyllis Shidler Living Trust

By: Phyllis Claridge Shidler  
Phyllis Claridge Shidler, Trustee

State of Oregon } ss  
County of Klamath }

On this 8 day of January, 2021, before me, Lynda West <sup>dw</sup> a Notary Public in and for said state, personally appeared Phyllis Claridge Shidler, Trustee of the Phyllis Claridge Shidler Living 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.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath County OR  
Commission Expires: 12/17/2021 <sup>dw</sup>  
1-30-21

