



THIS SPACE RESERVED FOR

2021-000598

Klamath County, Oregon

01/13/2021 01:48:01 PM

Fee: \$87.00

After recording return to:

Phyllis Claridge Shidler, Trustee of the Phyllis Claridge  
Shidler Living Trust, dated 08/29/2012

110 Joe Wright Rd

Klamath Falls, OR 97603

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

Phyllis Claridge Shidler, Trustee of the Phyllis Claridge  
Shidler Living Trust, dated 08/29/2012

110 Joe Wright Rd

Klamath Falls, OR 97603

File No. 425409AM

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### STATUTORY WARRANTY DEED

**Katy J. Wessel, as Trustee of the Katy J. Wessel Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Phyllis Claridge Shidler, Trustee of the Phyllis Claridge Shidler Living Trust, dated 08/29/2012,**

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:

**All that portion of the SW1/4 NW1/4 and all that portion of Government Lot 4 in Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying West of the right of way line of the California Northeastern Railway Company, SAVING AND EXCEPTING that property described in Deed Volume 289, page 623, Deed Records of Klamath County, Oregon, and also excepting any portion thereof lying within existing roadways, ditches, canals and laterals.**

The true and actual consideration for this conveyance is \$325,000.00.

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:

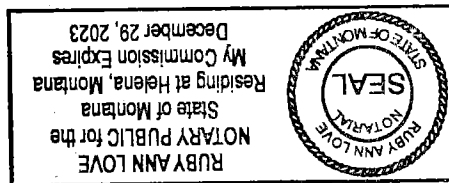
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 12<sup>th</sup> day of January, 2021.

Katy J. Wessel Revocable Trust.

By:

Katy J. Wessel, Trustee



State of Montana } ss  
County of Lewis & Clark

On this 12<sup>th</sup> day of January, 2020, before me, Ruby Ann Love a Notary Public in and for said state, personally appeared Katy J. Wessel, Trustee of the Katy J. Wessel Revocable 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.

Ruby Ann Love  
Notary Public for the State of Montana  
Residing at: Helena, MT  
Commission Expires: 12-29-23

