



2021-005130

Klamath County, Oregon

04/05/2021 01:14:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Charles N. Hagele and Leah E. Perkins-Hagele

10125 NW Helvetia Rd.

Hillsboro, OR 97124

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

Charles N. Hagele and Leah E. Perkins-Hagele

10125 NW Helvetia Rd.

Hillsboro, OR 97124

File No. 440101AM

STATUTORY WARRANTY DEED

**Kurt Malmedal and Monica Wellington,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Charles N. Hagele and Leah E. Perkins-Hagele, 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:

Parcel 1 of Land Partition 21-19 replat of Parcel 3 of LP 32-03, PLA 05-06, PLA 25-06 and Vacated Lot 1, Block 8 of Townsite of Crescent situate in NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded January 13, 2021 in Instrument 2021-000575, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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 2ND day of APRIL, 2021

Kurt J. Malmadal
Kurt J. Malmadal

Monica L. Wellington
Monica L. Wellington

State of OREGON } ss
County of WASHINGTON

On this 2 day of APRIL, 2021, before me, JEFFERY L. CLEMENT a Notary Public in and for said state, personally appeared Kurt J. Malmadal and Monica L. Wellington, 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.

Jeffery L. Clement
Notary Public for the State of OREGON

Residing at: 1836 TAMARACK CT FOREST GROVE OR 97116

Commission Expires: 1/20/24

