

**2021-007496**

Klamath County, Oregon



00279912202100074960040046

05/11/2021 09:33:13 AM

Fee: \$97.00

After recording, return to:  
Kathryn Kleinschmidt  
P.O. Box 880  
Arroyo Grande, CA 93421

Until a change is requested,  
all tax statements should be sent to:

Kathryn Kleinschmidt  
P.O. Box 880  
Arroyo Grande, CA 93421

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Matthew J. Hesser  
P.O. Box 880  
Arroyo Grande, CA 93421

for the true and actual consideration of \$10,000.00  
Ten Thousand Dollars

CONVEYS AND WARRANTS to the grantee,

Kathryn Kleinschmidt, a single woman  
P.O. Box 880  
Arroyo Grande, CA 93421

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Klamath Falls Forest Estates Sycan Unit, the Northerly 415' M/L of the Easterly  
1035' M/L of Lot 6, Block 5, Klamath County, Oregon.

Parcel ID: R-3313-03200-04100-000

And commonly known as: Klamath Falls Forest Estates Sycan Unit Lot 6, Block 5

**Source of Title:**

**Being the same property conveyed by warranty deed from Mark and Renee Klein to Matthew J. Hesser, recorded January 19, 2000 in the records of Klamath County Oregon.**

**This conveyance is made subject to:**

**Easements, restrictions and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.**

**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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Signed, sealed, and delivered on this 7<sup>TH</sup> day of MAY, 2021, in the presence of:

Signature Matthew J. Hesser  
Print Name MATTHEW HESSER  
Capacity GRANTEE

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, Notary Public in and for said state, personally appeared \_\_\_\_\_

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: See Att:  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

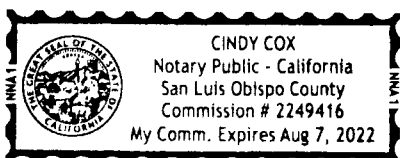
State of California

County of San Luis Obispo

} ss.

On 5/7/21 before me, Cindy Cox, Notary Public, personally appeared *Matthew Hesser*, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

*[Signature]*  
Signature of Notary Public

## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

### CAPACITY(IES) CLAIMED BY SIGNER(S)

### DESCRIPTION OF ATTACHED DOCUMENT

#### SIGNER'S NAME:

- ☐ Individual  
☐ Corporate Officer

Title or Type of Document

Title

- ☐ Partner(s) ☐ Limited  
☐ Attorney-in-Fact ☐ General  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other:

Number of Pages

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Named Above