

**2021-007506**

Klamath County, Oregon



00279923202100075060030032

05/11/2021 10:02:04 AM

Fee: \$92.00

**Recording Requested By and Mail  
to:**

**Patricia M. Galligan, Attorney  
4180 La Jolla Village Dr., Suite 200  
La Jolla, CA 92037**

**Mail Tax Statements To:**

**Kaitlyn Welling, Trustee  
12770 High Bluff Dr., Suite 150  
San Diego, CA 92130**

Space Above This Line For Recorder's Use

## **COVER SHEET FOR RECORDING PURPOSES ONLY**

**THIS COVER SHEET FOR RECORDING PURPOSES ONLY is  
being used solely for the purpose of recording the attached  
WARRANTY DEED.**

**Grantor: Kaitlyn Welling, Trustee, the John W. Schlentz Trust Agreement, UTD  
03/13/2000  
12770 High Bluff Dr., Suite 150, San Diego, CA 92130**

**Grantor: Kaitlyn Welling, Trustee, the Kay Balderson Trust Agreement, UTD  
03/13/2000  
12770 High Bluff Dr., Suite 150, San Diego, CA 92130**

When recorded mail to:

Dennis P. Schlentz  
P.O. Box 1469  
Ramona, CA 92065

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WARRANTY DEED

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**KAITLYN WELLING**, Trustee, the Kay Balderson Trust, under instrument dated March 13, 2000, as to an undivided fifty percent (50%) interest; and **KAITLYN WELLING**, Trustee, the John W. Schlentz Trust, under instrument date March 13, 2000, as to an undivided fifty percent (50%) interest, Grantors; convey and warrant to **DENNIS PHILIP SCHLENTZ**, a married man, as his sole and separate property, Grantee, whose address is P.O. Box 1469, Ramona, CA 92065, all of their interest in the real property described below, free of liens and encumbrances except as specifically set forth herein:

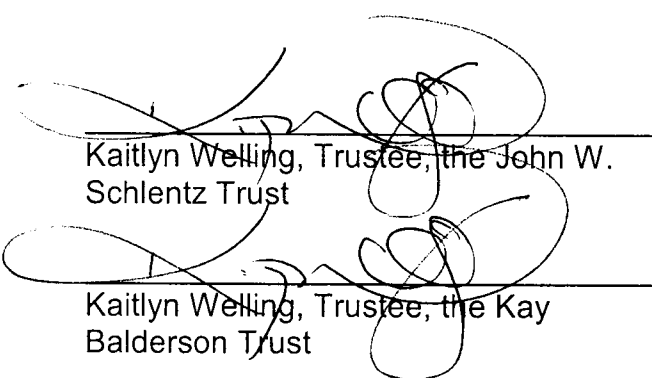
LOT 10 IN BLOCK 10 OF TRACT 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

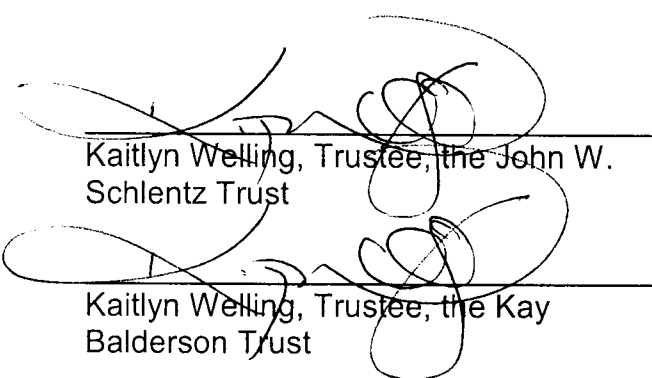
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

The true consideration for this conveyance is for estate planning purposes.

Dated this 7 day of April, 2021

  
Kaitlyn Welling, Trustee, the John W. Schlentz Trust

  
Kaitlyn Welling, Trustee, the Kay Balderson Trust

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                     )  
  ) Ss.  
County of San Diego                 )

On April 7, 2021, before me, M. Kornacker, a notary public for the State of California, personally appeared **KAITLYN WELLING**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

