



THIS SPACE RESERVED FOR

**2021-011636**

**Klamath County, Oregon**

07/29/2021 03:46:01 PM

Fee: \$97.00

After recording return to:

Melvin Medeiros and Kelley Medeiros

608 E. Riverdale Ave

Laton, CA 93242

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

Melvin Medeiros and Kelley Medeiros

608 E. Riverdale Ave

Laton, CA 93242

File No. 463009AM

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### STATUTORY WARRANTY DEED

**Kent Newell and Geneva Lattimore Mbefano, Co-Trustees of the Gordon A. Newell Intervivos Trust,**

Grantor(s), hereby convey and warrant to

**Melvin Medeiros and Kelley Medeiros, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$140,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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 28 day of July, 2021.

The Gordon A. Newell Intervivos Trust

By: Kent Newell, Co-Trustee  
Kent Newell, Co-Trustee

State of ONTARIO } ss.  
County of CANADA }

On this 28<sup>th</sup> day of July, 2021, before me, Shi Long Zhang a Notary Public in and for said state, personally appeared Kent Newell known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustee of the Gordon A. Newell Intervivos Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Province of Ontario  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**SIGNED & SEEN IN FRONT OF ME**

I Matched the Appearance & Signature  
with Two Pieces of Acceptable ID.

**SHI LONG ZHANG**

Notary Public & Commissioner of Oaths  
in and for the Province of Ontario, Canada  
My commission is of unlimited duration.  
750-2 Robert Speck Pkwy, Mississauga  
Tel: (647) 785 5163 Fax: (905) 306 7542  
No legal advice sought or given.

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 26 day of July, 2021.

The Gordon A. Newell Intervivos Trust

By:

Geneva Lattimore Mbefano, Co-Trustee

State of Georgia ) ss.  
County of Clarke )

On this 26<sup>th</sup> day of July, 2021, before me, LAKISHA T. Bolton a Notary Public in and for said state, personally appeared Geneva Lattimore Mbefano known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustee of the Gordon A. Newell Intervivos Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lakisha T. Bolton  
Notary Public for the State of Georgia  
Residing at: Clarke County  
Commission Expires: 11/01/2025

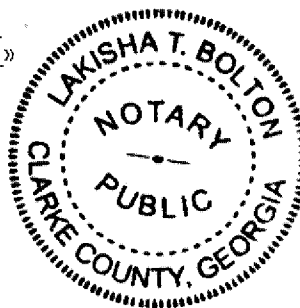


EXHIBIT 'A'

File No. 463009AM

PARCEL 1:

The N1/2 of the S1/2 of the NE1/4, Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the O.C. & E. Railroad right of way.

PARCEL 2:

The S1/2 of the S1/2 of the NE1/4, Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion conveyed to Klamath County by deed volume M-70 at page 7235 Deed Records and any portion lying East of the County Road. EXCEPTING any portion lying Northwest of the O.C. & E. Railroad right of way.

PARCEL 3:

The NE1/4 of the SW1/4, Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying Northwest of the O.C. & E Railroad right of way.

PARCEL 4:

The N1/2 of the SE1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying East of the Squaw Flat Road.