



2021-015992
Klamath County, Oregon
10/22/2021 04:07:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Christina L. Stoehsler

8040 Homedale Road

Klamath Falls, OR 97603

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

Christina L. Stoehsler

8040 Homedale Road

Klamath Falls, OR 97603

File No. 491792AM

STATUTORY WARRANTY DEED

Melvin B. Kendall and Marjeanne Kendall, as Trustee under the Declaration of Trust of even date herewith known as the Melvin B. Kendall and Marjeanne Kendall Living Trust,

Grantor(s), hereby convey and warrant to

Christina L. Stoehsler,

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-02600-00200

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The true and actual consideration for this conveyance is \$100,000.00.

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 20th day of October, 2021.

Melvin B. Kendall and Marjeanne Kendall Living Trust

Melvin B. Kendall
Melvin B. Kendall, Trustee

Marjeanne Kendall
Marjeanne Kendall, Trustee

State of Oregon } ss.
County of Douglas }

On this 20th day of October, 2021, before me, Rochelle Kennedy a Notary Public in and for said state, personally appeared Melvin B. Kendall and Marjeanne Kendall known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Melvin B. Kendall and Marjeanne Kendall Living 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.

Rochelle Kennedy
Notary Public for the State of Oregon »
Residing at: Roseburg
Commission Expires: 8/19/2025



EXHIBIT 'A'

File No. 491792AM

A parcel of land situated in the most Northeasterly corner of that property described in deed Volume M66, page 3136, all of which is in Lot 2 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 2, 660 feet North of the Southeast corner of said Lot 2; thence West, 520.00 feet, along the North line of said parcel; thence South, 210.00 feet, parallel to the East line of said Lot 2; thence East, 520.00 feet, parallel to the North line of said parcel, to the East line of Lot 2; thence North 210.00 feet, along the East line of Lot 2 to the place of beginning.