



2021-019184
Klamath County, Oregon
12/29/2021 08:43:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

All Seasons Mortgage 401 K Plan
1420 Esplanade Ave.
Klamath Falls, OR 97601

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

All Seasons Mortgage 401 K Plan
1420 Esplanade Ave.
Klamath Falls, OR 97601

File No. 505567AM

STATUTORY WARRANTY DEED

Mary E. Hedlund (and her successors) as Trustee of the Mary E. Hedlund Trust U.T.A.D., May 6, 2019 as to an undivided 50% interest, and to Gary L. Hedlund (and his successors) as Trustee of the Gary L. Hedlund Trust U.T.A.D. May 6, 2019 as to an undivided 50% interest, as tenants in common,

Grantor(s), hereby convey and warrant to

All Seasons Mortgage 401 K Plan,

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:

Lot 1 in Block 309, and the Easterly 20 feet of Lot 2 in Block 309, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$200,000.00.

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 28 day of December, 2021

The Mary E. Hedlund Trust

By: Mary E. Hedlund Trustee
Mary E. Hedlund, Trustee

The Gary L. Hedlund Trust

By: Gary L. Hedlund Trustee
Gary L. Hedlund, Trustee

State of OR } ss
County of Klamath }

On this 28th day of Dec, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Mary E. Hedlund, Trustee of the Mary E. Hedlund Trust and Gary L. Hedlund, Trustee of the Gary L. Hedlund Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

