

2022-002818

Klamath County, Oregon



00296548202200028180020027

03/07/2022 01:40:18 PM

Fee: \$87.00

RECORDING REQUESTED BY

KURTZ, ANDERSON AND ASSOCIATES

WHEN RECORDED RETURN TO:

KURTZ, ANDERSON AND ASSOCIATES
25909 Pala, Suite 230
Mission Viejo, CA 92691

Mail Tax Statements To:

Diana F. Weddle, Trustee
P.O. Box 2017
Tehachapi, CA 93581

APN: R340401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

DIANA F. WEDDLE, a Widow, ("Grantor"), whose address is 24132 Clover Springs Road, Tehachapi, CA 93561, grants, bargains, sells, conveys and warrants to

DIANA WEDDLE, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE DIANA WEDDLE LIVING TRUST, DATED FEBRUARY 25, 2022, AND ANY AMENDMENTS THERETO, of 24132 Clover Springs Road, Tehachapi, CA 93561, ("Grantee"), the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to wit:

Block 66, Lot 57, OF THE 5TH ADDITION TO NIMROD RIVER PARK, as shown on a map in official records of said county.

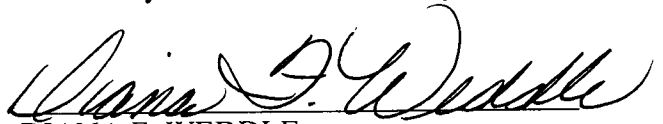
Prior Instrument Reference: Document Number 23168, Volume 76, Page 20359, of the Office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is Zero Dollars and Zero Cents (\$0.00), the receipt and sufficiency of which is hereby acknowledged.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, 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.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 25th, day of February, 2022.


DIANA F. WEDDLE

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)
) ss.
County of Orange)

On February 25, 2022, before me, CASSANDRA G. MCDEVITT, Notary Public, personally appeared DIANA F. WEDDLE, 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(ies) 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.

[PLACE NOTARY SEAL BELOW]


Notary Signature

