

Returned at Counter

2023-000312

Klamath County, Oregon



01/17/2023 10:45:14 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

Kristy Weider
519 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Kristy Weider
519 Main Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Linda L. Weider, Trustee of the Kraig B. Weider Trust, UDA September 1, 1997 and Linda L. Weider, Trustee of the Linda L. Weider Trust, UDA September 1, 1997 and Kristy Weider, formerly known as Kristy Hanson, with an address of 519 Main Street, Klamath Falls OR 97601 ("Grantor"), conveys and warrants to Kristy Weider, whose address is 519 Main Street, Klamath Falls OR 97601, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in **Klamath** County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ ****RECORDED TO CORRECT THE SIGNATURE AND ACKNOWLEDGEMENT AS PREVIOUSLY RECORDED IN 2018-008701**


This property is free of liens and encumbrances, EXCEPT:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

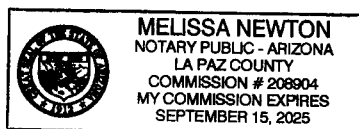
DATED this 8th day of January, 2023

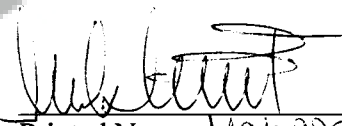

Grantor Kraig B. Weider Trust
Linda L. Weider, Trustee of the Kraig B. Weider Trust


Grantor Linda L. Weider Trust
Linda L. Weider, Trustee of the Linda L. Weider Trust

STATE OF ~~OREGON~~ Arizona
COUNTY OF ~~KLAMATH~~ LA PAZ } ss.

The foregoing instrument was acknowledged before me on this 8th day of Jan, 2023 by **Linda L. Weider, Trustee of the Kraig B. Weider Trust and Linda L. Weider, Trustee of the Linda L. Weider Trust**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.




Printed Name: Melissa Newton
Notary Public in and for the State of Oregon Arizona

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 17th day of January, 2023.

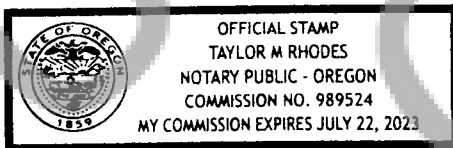

Grantor

STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 17 day of January, 2023, by **Kristy Weider, formerly known as Kristy Hanson**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



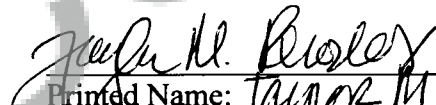

Printed Name: Taylor M. Rhodes
Notary Public in and for the State of Oregon

EXHIBIT A
Property Description

Lot 5 in Block 5 of Second Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R506107

Unofficial
Copy