



2023-003237
Klamath County, Oregon
04/28/2023 03:41:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gretchen Schneider
2789 Montebello Way
Cameron Park, CA 95682

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

Gretchen Schneider
2789 Montebello Way
Cameron Park, CA 95682

File No. 586683AM

STATUTORY WARRANTY DEED

Richard B. Earle and Dina LaPorte, Successor Trustees of the Malen Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Gretchen Schneider,

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 2 in Tract 1416, THE WOODLANDS – PHASE 1, 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 \$310,000.00.

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 24 day of April, 2023.

Malen Revocable Living Trust

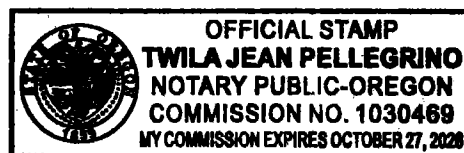
By: Richard B. Earle
Richard B. Earle, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 24 day of April, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Richard B. Earle known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Malen Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-27-2026



Malen Revocable Living Trust

By: Dina LaPorte

Dina LaPorte, Successor Trustee

State of Nevada } ss.
County of Carson City }

Sharon M. Lewis VR

On this 22 day of April, 2023, before me, Dina LaPorte a Notary Public in and for said state, personally appeared Dina LaPorte known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Malen Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Sharon M. Lewis
Notary Public for the State of Nevada

Residing at: Dayton Nevada

Commission Expires: 9-28-2024

