

Returned at Counter

2023-004594

Klamath County, Oregon



00315832202300045940010017

06/15/2023 11:04:10 AM

Fee: \$82.00

Michael S. Wehde and Beverly R. Wehde, FKA Beverly R. Casebier  
Grantors

Michael S. Wehde and Beverly R. Wehde, Trustees  
11640 Overland Drive  
Klamath Falls, OR 97603

Grantee  
After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Michael S. Wehde and Beverly R. Wehde, Trustees  
11640 Overland Drive, Klamath Falls, OR 97603

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael S. Wehde and Beverly R. Wehde, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Michael S. Wehde and Beverly R. Wehde, Trustees of THE MB WEHDE LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said granteeS and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this June \_\_, 2023.

Michael S. Wehde

Beverly R. Wehde

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Michael S. Wehde, and Beverly R. Wehde, FKA, Beverly R. Casebier, and acknowledged the foregoing instrument to be Their voluntary act and deed.

This \_\_\_\_ day of June, 2023.

(S E A L)

Before me   
Notary Public for Oregon

