

2023-007164

Klamath County, Oregon



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08/21/2023 03:48:21 PM

Fee: \$87.00

RETURN TO:

John M. Grimes  
PO Box 1220  
Palo Cedro CA 96073

SEND TAX STATEMENTS TO:

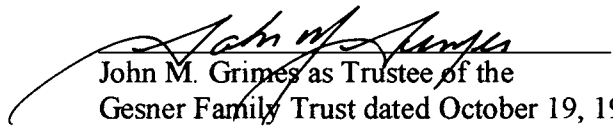
Ernest G. Gesner Jr.  
PO Box 160  
Beatty OR 97621

## TRUSTEE'S DEED

John M. Grimes, Successor Trustee of the Gesner Family Trust dated October 19, 1994, and amended August 24, 2009, grantor, conveys to **Ernest Gordon Gesner Jr.**, grantee, the following described real property located in Klamath County, Oregon: See Exhibit A.

The true and actual consideration for this conveyance is \$-0-. This is a distribution to a trust beneficiary.

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.

  
John M. Grimes as Trustee of the  
Gesner Family Trust dated October 19, 1994  
and amended August 24, 2009

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.

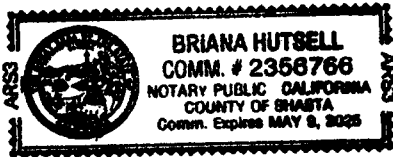
STATE OF CALIFORNIA )  
County of Shasta ) ss.

On the 18 day of August, 2023, before me, Briana Hutsell, Notary Public  
(insert name and title of the officer)

personally appeared John M. Grimes who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as trustee, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Briana Hutsell  
Notary Public for California

#### EXHIBIT A

That portion of Government Lot 3 and that portion of the South half of the Northwest Quarter of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of Highway 140 as presently located and constructed.

Excepting therefrom all that portion conveyed to the State of Oregon by Warranty Deed recorded January 31, 2014 as Instrument No. 2014-0000874

More commonly known as 35974 E Highway 140, Beatty, Klamath County, Oregon.  
Klamath County, Oregon, tax account number 381642; approximately 69.20 acres.  
Grantor took title under Klamath County, Oregon, deed records No. 2013-001553.