

**2023-009571**

**Klamath County, Oregon**



00321765202300095710040040

11/06/2023 01:44:35 PM

Fee: \$97.00

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** ROBERT L. MEHRTEN AND KATHLEEN M. MEHRTEN, CO TRUSTEES OF THE MEHRTEN FAMILY TRUST DATED MARCH 26, 1991.

**Grantor's Mailing Address:** 14034 MEISS ROAD, SLOUGHHOUSE, CA 95683

**Grantee:** KRISTIN A. MEHRTEN

**Grantees Mailing Address:** 439 Eileen Drive, Sebastopol, CA 95472

**Type of Document to be Recorded:** WARRANTY DEED

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Warranty Deed: Recorded April 23, 1998; Vol M97, Page 34367

**Situs Address:** 850 860 CAMP DRIVE  
CHILOQUIN, OR

**Tax Account Number:** Account: 192008; Map and Taxlot: 3407-1500-00700

**Until a change is requested, all Tax Statements shall be sent to the following address:**

**KRISTIN A. MEHRTEN**  
439 Eileen Drive  
Sebastopol, CA 95472

**After Recording Return To:**  
**KRISTIN A. MEHRTEN**  
439 Eileen Drive  
Sebastopol, CA 95472

**Prepared By:**  
Michael J. Anderson, Esq.  
798 University Avenue  
Sacramento, CA 95825

**WARRANTY DEED**  
TITLE OF DOCUMENT

**ROBERT L. MEHRTEN AND KATHLEEN M. MEHRTEN, CO-TRUSTEES OF THE MEHRTEN FAMILY TRUST DATED MARCH 26, 1991**, Grantors, conveys and warrants to **KRISTIN A. MEHRTEN**, a married woman, as her sole and separate property, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

SEE ATTACHED SCHEDULE "A" FOR THE LEGAL DESCRITPION

Tax Account No.: Account: **19200**; Map and Taxlot: **3407-01500-00700** Lot **540 POR**

Prior Recorded Document Reference: **Warranty Deed**: Recorded April 23, 1998; Vol M97, Page 34367

Subject To:       1. Taxes for the Current fiscal year, paid current  
                      2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if  
                           any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and None

**The true consideration for this conveyance is:** OTHER VALUE WAS THE WHOLE  
CONSIDERATION

Dated this 25<sup>th</sup> day of October, 2023 If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

THE MEHRTEN FAMILY TRUST DATED MARCH 26, 1991

Robert L. Mehten  
ROBERT L. MEHRTEN, Trustee

Kathleen M. Mehten  
KATHLEEN M. MEHRTEN, Trustee

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

State of California }  
County of Sacramento }

On 10/25, before me, Michael J. Anderson, Notary Public, personally appeared **ROBERT L. MEHRTEN AND KATHLEEN M. MEHRTEN** 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 upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



SIGNATURE Michael J. Anderson

WITNESS my hand and official seal.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land situate in Government Lot 1, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15, thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet; thence South 34 degrees 25' 40" East 536.01 feet to the true point of beginning of this description; thence continuing South 34 degrees 25' 40" East 378.25 feet, more or less to the South line of said Lot 1; thence South 89 degrees 25' 15" West along said South Lot line, 481.63 feet to a point on the bank of Williamson River; thence North 34 degrees 25' 40" West 110.0 feet; thence North 55 degrees 34' 20" East 400.0 feet to the true point of beginning of this description.

**PARCEL 2:**

A parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an aluminum cap marking the Southeast corner of Government Lot 1 of said Section 15, thence South 89 degrees 53' 17" West 390.56 feet to a 5/8 inch iron rod marking the Southwest corner of Block 5 of Woodland Park subdivision; thence South 580.00 feet to a 5/8 inch iron rod; thence East, 420.55 feet to a 1/2 inch iron rod; thence North, 581.07 feet to a 1/2 inch iron rod on the Southerly boundary of Woodland Park; thence South 89 degrees 25' 20" West, 30.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement through the Southwest corner of Lot 1 in Block 5 of Woodland Park that is described in that certain Agreement for Easement dated December 3, 1979 and recorded December 31, 1979 in Book Volume M-79 on page 29827, Klamath County Records.

SUBJECT, however, to a 30 foot roadway easement parallel and adjacent to the East and West Boundary of the above described property.