

2023-009572

Klamath County, Oregon



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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 October 17, 1997; Vol M97, Page 34307

Situs Address:

Tax Account Number: Account: 191982; Map and Taxlot: 3407-01500-00600

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 DESCRIPTION

Tax Account No.: Account: **191982**; Map and Taxlot: **3407-01500-00600 Lot 5 POR**

Prior Recorded Document Reference: **Warranty Deed**: Recorded October 17, 1997; Vol M97, Page 34307

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 31st 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 10/31/23, before me, Kasey Sinclair, 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 K Sinclair

WITNESS my hand and official seal.

SCHEDULE "A"

That portion of Lot 5, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Measuring from the Southeast corner of Government Lot 1 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian; thence West 391 feet to the point of beginning which is a corner of Block 5 of Woodland Park Subdivision. This point being marked with an iron peg; thence South 580 feet; thence West 452 feet to an iron peg at high water on the Williamson River; thence Northerly along the river bank 597 feet to an iron peg on the river bank; thence East 543 feet to the point of beginning.

ALSO with an easement for ingress and egress over the W1/2 SW1/4 NW1/4 and NW1/4 NW1/4 SW1/4 of Section 14, S1/2 NE1/4 and N1/2 NE1/4 SE1/4 and Lot 10 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and more fully described in an easement recorded in Volume 342, page 189, Deed Records of Klamath County, Oregon.