

**After recording return to:**

Dallas G. Thomsen  
Snell & Wilmer L.L.P.  
601 SW 2<sup>nd</sup> Avenue, Suite 2000  
Portland, OR 97204

**Send all tax statements to:**

Trustees, Malmedal Wellington Trust  
38657 NW Harrison Road  
Banks, OR 97106

**WARRANTY DEED**

Monica L Wellington and Kurt J Malmedal, Grantors, convey and warrant to Kurt J. Malmedal and Monica L. Wellington, Trustees, Malmedal Wellington Trust under agreement dated March 13, 2024, Grantee, the real property located at: 354 Kaehn Road, Crescent, OR 97733, situated in the County of Klamath, State of Oregon, more particularly described on Exhibit A attached hereto.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

The liability and obligations of the Grantors to Grantee and Grantee's beneficiaries and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The Property is free of encumbrances except as specifically set forth on Exhibit B attached hereto, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

**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 March 13, 2024.

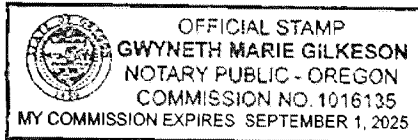
GRANTORS:

Monica L. Wellington  
Monica L Wellington

Kurt J Malmedal  
Kurt J Malmedal

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

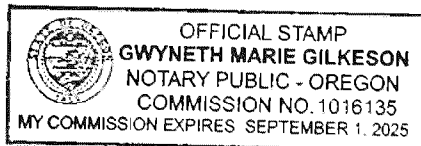
This instrument was acknowledged before me on March 13, 2024 by Monica L Wellington.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9.1.2025

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

This instrument was acknowledged before me on March 13, 2024 by Kurt J Malmedal.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9.1.2025

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

**Parcel 2 of Minor Partition 52-82 being a tract of land situated in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point from which the South 1/4 corner of said Section 36 bears North 89°15' West 167.70 feet; South 89°15' West, 335.7 feet and South 00°32' West 881.61 feet; thence North 00°32' East 125.00 feet to a point on the South line of Kaehn Road; thence South 89°15' East, along said South line, 65.20 feet; thence South 00°32' West, 125.00 feet; thence North 89°15' West, 65.20 feet to the point of beginning, with bearings and distances based on the final map of said "Minor Partition 52-82".**

**EXHIBIT B**  
**EXCEPTIONS**

**Order No.: 55856AM**

**Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber**

**The property lies within the boundaries of Crescent Water and Sewer Service Association and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.**

**Easements for water lines and right of way for repair and maintenance thereof, of the Crescent Water and Sewer Service Association.**

**The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.**

**Subject to an encroachment of an outbuilding as evidenced by Minor Partition 52-82.**

**Articles of Incorporation of the Crescent Water Supply and Improvement District, including the terms and provisions thereof**

**Recorded: October 14, 2010  
Instrument No.: 2010-012117**