

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2024-002149**Klamath County, Oregon****03/21/2024 12:40:01 PM****Fee: \$97.00****After recording return to:**

ORS 205.234(1)(c)

Dallas G. Thomsen

Snell & Wilmer L.L.P.

601 SW 2nd Avenue, Suite 2000

Portland, OR 97204

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

WARRANTY DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Kurt Malmedal and Monica Wellington, as Tenants by the Entirety, Grantors

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Kurt J. Malmedal and Monica L. Wellington, Trustees, Malmedal Wellington Trust under agreement dated March 13, 2024, Grantee

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Trustees, Malmedal Wellington Trust

38657 NW Harrison Road

Banks, OR 97106

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of: Klamath CountyTo correct: legal descriptionPreviously recorded in Book/Volume _____ and Page _____, or as Fee number 2024-001938

After recording return to:

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

Send all tax statements to:

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

WARRANTY DEED

Kurt Malmedal and Monica Wellington, as Tenants by the Entirety, 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: 137392 Main Street, 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 herein, 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.

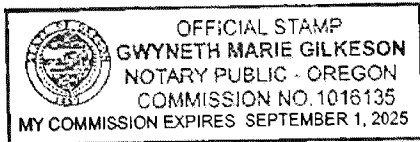
GRANTORS:

Kurt Malmedal
Kurt Malmedal

Monica Wellington
Monica Wellington

STATE OF OREGON)
) ss.
County of Multnomah)

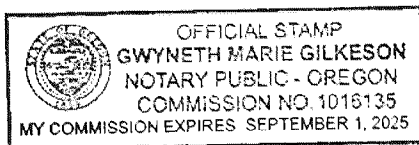
This instrument was acknowledged before me on March 13, 2024 by Kurt Malmedal.



[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 Monica Wellington.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-1-2025

EXHIBIT A
LEGAL DESCRIPTION

Parcel 3 of Land Partition 21-19 replat of Parcel 3 of LP 32-03, PLA 05-06, PLA 25-06 and Vacated Lot 1 Block 8 of Townsite of Crescent situate in NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded January 13, 2021 in Instrument 2021-000575, Records of Klamath County, Oregon.