



2024-002834  
Klamath County, Oregon  
04/15/2024 02:47:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kaitlynn Darlene Munson and Brent Allen  
Munson

11990 E Highway 140

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:

Kaitlynn Darlene Munson and Brent Allen  
Munson

11990 E Highway 140

Klamath Falls, OR 97603

File No. 625011AM

### STATUTORY WARRANTY DEED

**Teresa K. Mehlhaf Trustee et. al. of the Teresa K. Mehlhaf Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Kaitlynn Darlene Munson and Brent Allen Munson, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

**All of the W1/2 of the W1/2 of the SE1/4 of the NE1/4 of Section 16, Township 39 South, Range 10  
East of the Willamette Meridian, Lying South of the Klamath Falls-Lakeview Highway and all of  
the W1/2 of the W1/2 of the NE1/4 of the SE1/4 of Section 16, Township 39 South, Range 10 East of  
the Willamette Meridian; and that part of the W1/2 of the W1/2 of the SE1/4 of the SE1/4 of  
Section 16, Township 39 South, Range 10 East of the Willamette Meridian. Lying between the  
OC&E railroad and the boundary line common to the NE1/4 and SE1/4 of said Section 16.**

**The true and actual consideration for this conveyance is \$455,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

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 this 11<sup>th</sup> day of April, 2024.

Teresa K. Mehlhaf Revocable Living Trust

By: Teresa K. Mehlhaf  
Teresa K. Mehlhaf, Trustee

State of Oregon } ss.  
County of Benton }

On this 11<sup>th</sup> day of April, 2024, before me, Vanessa Lee Garcia a Notary Public in and for said state, personally appeared Teresa K. Mehlhaf known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Teresa K. Mehlhaf Revocable Living Trust, and acknowledged to me that he/~~she~~/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Vanessa Lee Garcia  
Notary Public for the State of Oregon  
Residing at: Corvallis  
Commission Expires: 8-10-2027

