



2024-003759
Klamath County, Oregon
05/14/2024 10:13:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Aaron Chase

3210 SE 195th Ave

Camas, WA 98607

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

James Aaron Chase

3210 SE 195th Ave

Camas, WA 98607

File No. 629798AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

James Aaron Chase,

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:

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".

The consideration paid for the transfer is \$297,525.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 24 day of April, 2024.

The Malmedal Wellington Trust under agreement dated March 13, 2024

By: Kurt J. Malmedal
Kurt J. Malmedal, Trustee

By: Monica L. Wellington
Monica L. Wellington, Trustee

State of Oregon } ss
County of Washington }

On this 24 day of April, 2024, before me,
TRACY CARROLL FINSTERBUSCH a Notary Public in and for said state,
personally appeared Kurt J. Malmedal and Monica L. Wellington, Trustees, Malmedal Wellington Trust
under agreement dated March 13, 2024, known or identified to me to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Tracy Carroll Finsterbusch
Notary Public for the State of Oregon
Residing at: North Plains, Oregon
Commission Expires: 7-6-2025

