

AFTER RECORDING RETURN TO:

**MILAN HANSON, OSB #131082
ATTORNEY AT LAW
800 WEST 8TH STREET
MEDFORD, OR 97501**

2024-010812

Klamath County, Oregon

12/13/2024 02:04:02 PM

Fee: \$122.00

SEND ALL TAX STATEMENTS TO:

**HEIDI COLLINS
2431 COTTLE AVENUE
SAN JOSE, CA 95125**

This instrument was executed in counterparts,
each of which so executed shall, irrespective of
the date of its execution and delivery, be
deemed an original and said counterparts
together shall constitute one and the same

STATUTORY WARRANTY DEED

**HEIDI L. COLLINS, KAREN MEHRINGER, KIRSTEN KIM, KRISTINE BIDWELL, and
GREG NIEDERHAUS, GRANTORS, convey and warrant to ANTHONY D. COLLINS AND
HEIDI L. COLLINS AS TRUSTEES OF THE COLLINS FAMILY TRUST, DATE OCTOBER
29TH, 2014, GRANTEE, the following-described real property located in Klamath County,
Oregon free and clear of encumbrances except as specifically set forth herein:**

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**This property is more commonly known as: 6280 ALTAMONT DRIVE, KLAMATH
FALLS, OR 97603.**

**The consideration for this transfer is One Million Nine Hundred Fifty Six
Thousand and Eighty Dollars (\$1,956,080.00). The parties agree that this document
may be signed in counterparts.**

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300-195.336, AND 2007 IR LAWS CHAPTER 424, §§5-11,
AND 2009 OR LAWS CHAPTER 855, §§29, 17. 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**

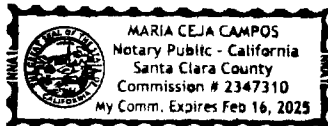
COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305-195.336, AND 2007 OR LAWS CHAPTER 424, §§8-11, AND 2009 OR LAWS CHAPTER 855, §§29.

DATED: 9/18/2024

Heidi L. Collins
HEIDI L. COLLINS, GRANTOR

STATE OF CALIFORNIA)
County of Santa Clara) ss

On this 18 day of SEPTEMBER, 2024, personally appeared before me the within named **HEIDI L. COLLINS, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.



Maria Ceja Campos
Notary Public – State of CALIFORNIA
My Commission expires: Feb. 16, 2025

DATED: _____

KAREN MEHRINGER, GRANTOR

STATE OF _____)
County of _____) ss

On this _____ day of _____, 202____, personally appeared before me the within named **KAREN MEHRINGER, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

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 195.305-195.336, AND 2007 OR LAWS CHAPTER 424, §§8-11, AND 2009 OR LAWS CHAPTER 855, §§29.

DATED: _____

HEIDI L. COLLINS, GRANTOR

STATE OF _____)
County of _____) ss

On this _____ day of _____, 202____, personally appeared before me the within named **HEIDI L. COLLINS, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: 9/13/2024

Karen Mehringer
KAREN MEHRINGER, GRANTOR

STATE OF _____)
County of _____) ss

On this _____ day of September, 202____, personally appeared before me the within named **KAREN MEHRINGER, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of California
My Commission expires: Oct. 4, 2026

ACKNOWLEDGMENT

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 that document.

State of California
County of Santa Cruz)

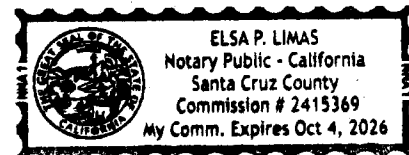
On September 13th 2024 before me, Elsa P Limas, Notary Public
(insert name and title of the officer)

personally appeared Karen Mehringer *****,
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 the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Elsa P Limas* (Seal)



DATED: Sept. 17, 2024

KIRSTEN KIM
KIRSTEN KIM, GRANTOR

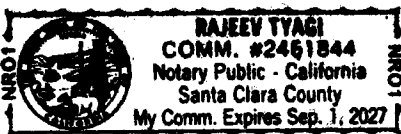
STATE OF CALIFORNIA)

County of SANTA CLARA)

SS

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 that document.

On this 17 day of September, 2024, personally appeared before me the within named **KIRSTEN KIM, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.



Rajeev Tyagi
Notary Public – State of California
My Commission expires: 09-01-2027

DATED: _____

KRISTINE BIDWELL
KRISTINE BIDWELL, GRANTOR

STATE OF _____)

County of _____)

SS

On this _____ day of _____, 202____, personally appeared before me the within named **KRISTINE BIDWELL, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: _____

GREG NIEDERHAUS
GREG NIEDERHAUS, GRANTOR

STATE OF _____)

County of _____)

SS

On this _____ day of _____, 202____, personally appeared before me the within named **GREG NIEDERHAUS, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: _____

STATE OF _____)
) ss
County of _____)

KIRSTEN KIM, GRANTOR

On this _____ day of _____, 202__, personally appeared before me the within named **KIRSTEN KIM, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: 9/17/24

Kristine Bidwell
KRISTINE BIDWELL, GRANTOR

STATE OF _____)
) ss
County of _____)

See attached
Jurat / Acknowledgment
V-S. 09/17/2024

On this _____ day of _____, 202__, personally appeared before me the within named **KRISTINE BIDWELL, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: _____

GREG NIEDERHAUS, GRANTOR

STATE OF _____)
) ss
County of _____)

On this _____ day of _____, 202__, personally appeared before me the within named **GREG NIEDERHAUS, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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 that document.

State Of: **California**

County Of: Contra costa

On 09/17, **2024** before me, **V. Sukhida**, Notary Public, personally

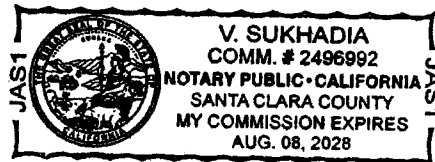
appeared, Kristine Bidwell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on 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 the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: **V. Sukhadia**



Seal

Title of Document: Statutory Warranty Deed.

Total Number of Pages: 4

Notary Commission Expiration Date: 08/08/2028

Notary Commission Number: #2496992

DATED: _____

KIRSTEN KIM, GRANTOR

STATE OF _____)
) ss
County of _____)

On this _____ day of _____, 202__, personally appeared before me the within named **KIRSTEN KIM, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

DATED: _____

KRISTINE BIDWELL, GRANTOR

STATE OF _____)
) ss
County of _____)

On this _____ day of _____, 202__, personally appeared before me the within named **KRISTINE BIDWELL, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.

Notary Public – State of _____
My Commission expires: _____

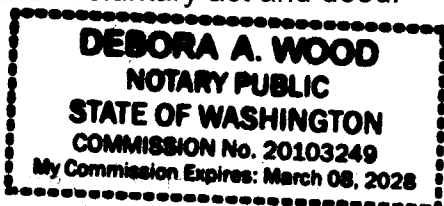
DATED: 9/17/24

Greg Niederhaus

GREG NIEDERHAUS, GRANTOR

STATE OF Washington)
) ss
County of Grays Harbor)

On this 17th day of September, 2024, personally appeared before me the within named **GREG NIEDERHAUS, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.



Debora A. Wood
Notary Public – State of Washington
My Commission expires: 03-08-2028

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

File No. 643696AM

Lot 4, KLAMATH FALLS INDUSTRIAL PARK, TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING a parcel of land being the South 84.50 feet of Lot 4 of KLAMATH FALLS INDUSTRIAL PARK, TRACT 1463, a duly recorded subdivision at the Klamath County Clerk's Office, situated in the SW $\frac{1}{4}$ of Section 15 and the NW $\frac{1}{4}$ of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of said Tract 1463, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC",
thence along the Westerly boundary line of Lot 4 of said Tract 1463, North 01° 21' 39" East 84.50 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC",
thence leaving said Westerly boundary line, South 88° 38' 21" East 604.57 feet to a point on the Westerly Right-of-Way line of Altamont Drive, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC",
thence along said Westerly Right-of-Way line along an offset spiral curve to the left, a chord distance of South 00° 24' 47" West 84.51 feet to the Northeast corner of said Lot 3, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC",
thence along the North line of said Lot 3, South 88° 38' 21" East 605.97 feet to the point of beginning.

ALSO EXCEPTING a Parcel of Land being the northerly 79.45 feet of Lot 4, Klamath Falls Industrial Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, all in Townsite 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING on the westerly right of way line of Altamont Drive at the northeast corner of said Lot 4, Klamath Falls Industrial Park; Thence, southerly 33.37 feet along the westerly right of way line of Altamont Drive on a 636.75 foot radius curve to the left, through a central angle of 03° 00' 11" (the long chord of which bears South 11° 55' 13" West, 33.37 feet);
Thence southerly 47.21 feet along an offset spiral curve to the left (the long chord of which bears South 08° 35' 21" West 47.21 feet);
Thence, leaving said westerly right of way line of Altamont Drive, North 89° 29' 18" West, 686.80 feet to the westerly line of said Lot 4;
Thence, along said westerly line of said Lot 4, North 00° 51' 11" East, 79.45 feet to the northwest corner of said Lot 4;
Thence, along the northerly line of said Lot 4, South 89° 29' 18" East, 699.56 feet to the point of beginning.

Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone.