



2025-000215
Klamath County, Oregon
01/10/2025 01:13:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Gertrude M. Haines and Dennis P. Haines, as
Trustees of the Gertrude M. Haines Revocable
Trust, dated May 11, 2022
3527 Montavilla Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Gertrude M. Haines and Dennis P. Haines, as
Trustees of the Gertrude M. Haines Revocable
Trust, dated May 11, 2022
3527 Montavilla Dr.
Klamath Falls, OR 97603
File No. 662295AM

STATUTORY WARRANTY DEED

Nita Gail Hartin and Katy Beth Reece, who also appears of record as Katy Beth Reese, Co-Trustees of the Mel and Betty Gogert Trust dated August 17, 1994,

Grantor(s), hereby convey and warrant to

Gertrude M. Haines and Dennis P. Haines, as Trustees of the Gertrude M. Haines Revocable Trust, dated May 11, 2022,

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:

Lot 3 in Block 2, Tract 1043 Resubdivision of a portion of Tract 11 and all of Tract 28, Homedale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$315,000.00.

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: January 9th, 2025

Mel and Betty Gogert Trust

By: Nita Gail Hartin, Co-Trustee
Nita Gail Hartin, Co-Trustee

State of Virginia } ss.
County of Loudoun }

On this 9th day of January, 2025, before me, Gloria Asare, a Notary Public in and for said state, personally appeared Nita Gail Hartin known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustee of the Mel and Betty Gogert 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.

Gloria Asare Electronic Notary Public
Notary Public for the State of Virginia »
Residing at: Loudoun County, VA
Commission Expires: 12/31/2028
Registration No: 7901547



Dated: January 9, 2025

Notarized remotely online using communication technology via Proof.

Mel and Betty Gogert Trust

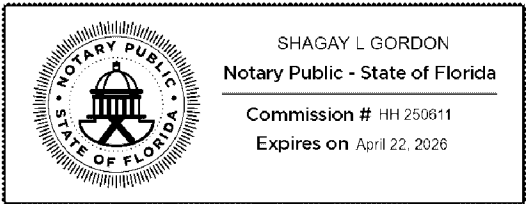
By: Katy Beth Reece, Co-Trustee
Katy Beth Reece, Co-Trustee

State of Florida } ss.
County of Broward }

On this 9th day of January, 2025, before me, Shagay L Gordon, a Notary Public in and for said state, personally appeared Katy Beth Reece known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustee of the Mel and Betty Gogert 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.

Shagay L Gordon
Notary Public for the State of Florida »
Residing at: Miramar, Florida
Commission Expires: 04/22/2026



Type of ID produced-California DL

Notarized remotely online using communication technology via Proof.