



2025-002868

Klamath County, Oregon

04/18/2025 09:26:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John K. Kitajima and Deana E. Kitajima, Trustees
of the John and Deana Kitajima Family Trust
5230 Hecker Ct.
San Jose, CA 95135

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

John K. Kitajima and Deana E. Kitajima, Trustees
of the John and Deana Kitajima Family Trust
5230 Hecker Ct.
San Jose, CA 95135
File No. 672475AM

STATUTORY WARRANTY DEED

**Louise I. Genge, as Trustee of the Genge Family Revocable Trust, dated July 16, 2008, as to Parcel A,
and Neal Genge, as to Parcel B, and Neal Genge, as to Parcel C,**

Grantor(s), hereby convey and warrant to

**John K. Kitajima and Deana E. Kitajima, Trustees of the John and Deana Kitajima Family Trust,
dated January 31, 2009,**

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:

See Attached Exhibit 'A'

**The consideration paid for the transfer is \$1,179,000.00, 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: April 14, 2025

Genge Family Revocable Trust

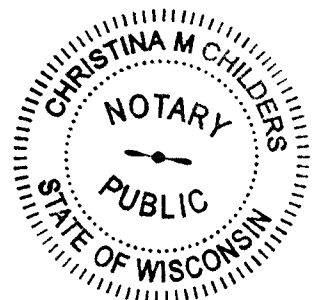
By: Louise I. Genge, Trustee
Louise I. Genge, Trustee

State of Wisconsin } ss
County of Dodge }

On this 14th day of April, 2025, before me, Christina M Childers, a Notary Public in and for said state, personally appeared Louise I. Genge, as Trustee of the Genge Family Revocable Trust, 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.

Christina M Childers
Notary Public for the State of Wisconsin
Residing at: 1209 Northview Drive Oconomowoc, WI 53066
Commission Expires: 7-28-2028



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: April 14, 2025

Neal Genge

Neal Genge

State of Oregon } ss
County of Klamath }

On this 14th day of April, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Neal Genge, 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.

JAB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

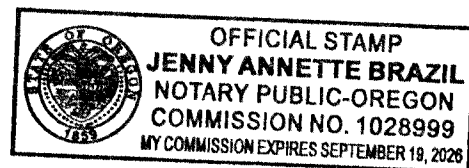


EXHIBIT 'A'

Parcel A:

Parcel 1 of Land Partition No. 29-98 being Lot 1 of TRACT 1310 - PLUM VALLEY II, situated in the NE1/4 NE1/4 of Section 31, Section 32, and the NW1/4 of Section 33, Township 37 South, Range 9 EWM, Klamath County, Oregon, surveyed October, 1998

Parcel B:

Parcel 2 of Land Partition No. 29-98 being Lot 1 of TRACT 1310 - PLUM VALLEY II, situated in the NE1/4 NE1/4 of Section 31, Section 32, and the NW1/4 of Section 33, Township 37 South, Range 9 EWM, Klamath County, Oregon, surveyed October, 1998

Parcel C:

Parcel 3 of Land Partition No. 29-98 being Lot 1 of TRACT 1310 - PLUM VALLEY II, situated in the NE1/4 NE1/4 of Section 31, Section 32, and the NW1/4 of Section 33, Township 37 South, Range 9 EWM, Klamath County, Oregon, surveyed October, 1998