

After Recording Return to:
First American Title

2025-003614

Klamath County, Oregon

05/14/2025 11:28:01 AM

Fee: \$92.00



After recording return to:
Andrew D Mengershausen and
Annette Mengershausen
5707 Upland Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Andrew D Mengershausen and
Annette Mengershausen
5707 Upland Drive
Klamath Falls, OR 97603

File No.: 7061-4254781 (SJN)
Date: March 27, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Einar Erik Osmundson, Grantor, conveys and warrants to **Andrew D Mengershausen and Annette Mengershausen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$373,000.00**. (Here comply with requirements of ORS 93.030)

APN: **873655**

Statutory Warranty Deed
- continued

File No.: **7061-4254781 (SJN)**

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 13 day of May, 2025.

E. Erik Osmundson
Einar Erik Osmundson

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13 day of May, 2025
by **Einar Erik Osmundson**.



Marla Hanlon
Notary Public for Oregon
My commission expires: 2/26/2027

APN: **873655**

Statutory Warranty Deed
- continued

File No.: **7061-4254781 (SJN)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 18 IN BLOCK 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM A TRACT OF LAND LOCATED IN LOT 18 OF BLOCK 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF SAID TRACT 1270, SAID BEING A 2 1/2" BRASS DISK; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 18 AND SAID TRACT 1270, SOUTH 21° 49' 21" EAST, 48.35 FEET TO THE EASTERLY CORNER COMMON TO LOTS 18 AND 19 OF SAID TRACT 1270 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 56° 25' 07" WEST, 127.55 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE NORTHEASTERLY RIGHT OF WAY OF UPLAND DRIVE; THENCE ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2° 17' 58", AN ARC DISTANCE OF 9.23 FEET (THE LONG CHORD OF WHICH BEARS NORTH 34° 45' 54" WEST, 9.23 FEET) TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID RIGHT OF WAY, NORTH 60° 33' 01" EAST, 128.07 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.