



00342269202500039760090096

05/27/2025 11:47:01 AM

Fee: \$122.00

Recording Requested by:

Melba Louise Nerida  
Trustee of the 2025 Melba Louise Nerida Revocable  
Living Trust  
3797 Windgate Street  
Medford, Oregon 97504

When Recorded Mail to:

Law Firm of Tara Millan  
Post Office Box 1020  
Eagle Point, Oregon 97524

Mail Tax Statements to:

Melba Louise Nerida  
Trustee of the 2025 Melba Louise Nerida Revocable  
Living Trust  
3797 Windgate Street  
Medford, Oregon 97504

WARRANTY DEED

I, Melba Louise Nerida, hereinafter referred to as "Grantor," convey and warrant unto Melba Louise Nerida, Trustee of the 2025 Melba Louise Nerida Revocable Living Trust, dated this 22<sup>nd</sup> day of May 2025 hereinafter referred to as "Grantee," all of the interest in that real property situated in Jackson County, State of Oregon and described as: 8609 McLaughlin Lane, Keno, Oregon 97601 and attached as Exhibit A. There is no monetary consideration for this transfer as it is for estate planning purposes only.

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 THROUGH 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 THROUGH 7, CHAPTER 8 OREGON LOST 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 ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETERMINING 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, SECTION 2 THROUGH 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 THROUGH 7, CHAPTER 8, OREGON LOST 2010

Dated: 05/22/2025

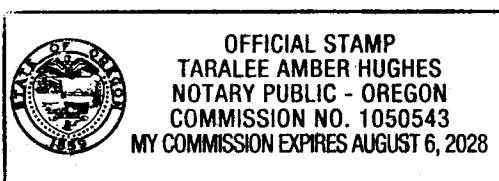
Melba Louise Nerida  
Melba Louise Nerida

ACKNOWLEDGMENT

State of Oregon       )  
                                  ) ss  
County of Jackson    )

On this 22<sup>nd</sup> day of May 2025 before me appeared Melba Louise Nerida personally known to me, or made know to me by a showing of a federally issued ID, to be the person named herein and who executed the foregoing instrument and acknowledged voluntarily signing and sealing same.

WITNESS my hand and official seal.



TaraLee Amber Hughes  
Notary Public, State of Oregon  
My Commission expires: Aug 6, 2028

Klamath County Parcel Information



**Parcel Information**

Parcel #: **487146**  
Tax Lot: **3907-025A0-01800**  
Record Type Real  
Site Address: 8609 McLaughlin Ln  
Klamath Falls OR 97601 - 9133  
Owner: Nerida, Melba L  
Owner2:  
Owner Address: 3797 Windgate St  
Medford OR 97504 - 9163  
Twn/Range/Section: 39S / 07E / 25 / NE  
Parcel Size: 15.50 Acres (675,180 SqFt)  
Plat/Subdivision:  
Lot:  
Block:  
Census Tract/Block: 970300 / 2015  
Waterfront:

**Assessment Information**

Market Value Land: \$43,970.00  
Market Value Impr: \$4,407,700.00  
Market Value Total: \$4,451,670.00  
Assessed Value Total: \$433,132.00

**Tax Information**

Tax Year: 2024  
Annual Tax: \$4,001.84

**Legal**

Block: Lots:

**Land**

Cnty Land Use: 661 - Small Tract Forestland (Improved)  
Zoning: R2 - Rural Residential 2ac  
Watershed: Lake Ewauna-Klamath River  
School District: 11 - Klamath County  
Middle School: Henley Middle School

Land Use Std: 7009 - Timberland, Forest, Trees (Agricultural)  
Neighborhood:  
Recreation:  
Primary School: Keno Elementary School  
High School: Henley High School

**Improvement**

Year Built: 1981  
Bedrooms: 4  
Basement Fin. SqFt:  
Attic Fin SqFt:

Fin. SqFt: 2,365  
Bathrooms: 3  
Full Baths:  
Garage: 602

Floor 1 SqFt: 2,365  
Floor 2 SqFt: 2,487  
Fireplace: 1  
Carport:

**Transfer Information**

Loan Date: 05/05/2010  
Loan Type: VAR  
Rec. Date: 06/01/2003  
Owner: Melba Nerida  
Orig. Loan Amt:  
Finance Type:

Loan Amt: \$132,500.00  
Finance Type: Credit Line (Revolving)  
Sale Price: \$400,000.00  
Loan Type:

Doc Num: 5288  
Lender: ROGUE FCU  
Doc Num:  
Grantor:  
Title Co:  
Lender:

Doc Type: Stand Alone Mortgage  
Doc Type: Deed

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Klamath County**  
**2024 Real Property Assessment Report**  
Account 487146

**Map** 3907-025A0-01800  
**Code - Tax ID** 087 - 487146

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** Metes & Bounds - See legal report for full description

**Mailing** NERIDA MELBA L  
3797 WINDGATE ST  
MEDFORD OR 97504

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** MARGARET KENNEALLY

**Property Class** 661 MA SA NH  
**RMV Class** 661 08 33 004

Site	Situs Address	City
	8609 MCLAUGHLIN LN	KLAMATH FALLS

Code Area		RMV	MAV	AV	RMV Exception	CPR %
087	Land	43,970		Land	0	
	Impr	4,407,700		Impr	0	
<b>Code Area Total</b>		4,451,670	413,930	420,527	0	
<b>Grand Total</b>		4,451,670	413,930	420,527	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
087					CONVERTED OSD - SA	100			20,000
	2	<input checked="" type="checkbox"/>		R2	Designated Forest Land	100	4.00 AC	FD	380
	3			R2	Designated Forest Land	100	15.50 AC	FD	1,480
	1	<input checked="" type="checkbox"/>		R2	Rural Site	100	1.00 AC		22,110
<b>Code Area Total</b>							20.50 AC		43,970

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
087	1	1981	151	RES One story	100	4,852		4,407,700	
	9		317	GP BUILDING	100	1,050		0	
<b>Code Area Total</b>						5,902		4,407,700	

Exemptions / Special Assessments / Notations				
<b>Code Area 087</b>				
<b>Exemptions (AV)</b>		<b>Amount</b>	<b>Letter Year</b>	
■ Surviving Spouse service connected		30,646	2020	
<b>Fire Patrol</b>		<b>Amount</b>	<b>Acres</b>	<b>Year</b>
■ KLAMATH LAKE TIMBER		56.74	19.94	2024
■ FIRE PATROL SURCHARGE		47.50		2024
<b>Notations</b>				
■ POT'L ADD'L TAX LIABILITY ADDED 2018				
■ SPLIT CODE ACCOUNT - COMBINED ADDED 2024				
CODE AREAS FROM ACCOUNTS 896205 COMBINED				

**Comments** DV2S MELBA 2020

**SUMMARY OF TAX ACCOUNT**  
**KLAMATH COUNTY TAX COLLECTOR**  
**305 MAIN STREET ROOM 121**  
**KLAMATH FALLS, OR 97601**  
**(541) 883-4297**

20-May-2025

NERIDA MELBA L  
3797 WINDGATE ST  
MEDFORD OR 97504

Tax Account #	487146	Lender Name	CLG - Goservice One Inc
Account Status	A	Loan Number	
Roll Type	Real	Property ID	087
Situs Address	8609 MCLAUGHLIN LN KLAMATH FALLS OR 97601	Interest To	May 20, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,001.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,731.90	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,718.10	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,562.89	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,453.60	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,363.48	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,266.04	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,215.05	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,133.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,035.08	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,889.27	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,771.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,739.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,666.44	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,672.48	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,524.60	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,464.00	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,350.65	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,318.68	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,272.71	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,178.56	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,148.65	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,102.77	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,011.92	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,921.96	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,886.38	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,837.16	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,809.83	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078.25	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,882.19	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,363.90	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,856.07	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,463.48	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,011.03	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,255.09	Nov 15, 1990
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		

**SUMMARY OF TAX ACCOUNT**  
**KLAMATH COUNTY TAX COLLECTOR**  
**305 MAIN STREET ROOM 121**  
**KLAMATH FALLS, OR 97601**  
**(541) 883-4297**

20-May-2025

NERIDA MELBA L  
3797 WINDGATE ST  
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Tax Account #	487146	Lender Name	CLG - Goservice One Inc
Account Status	A	Loan Number	
Roll Type	Real	Property ID	087
Situs Address	8609 MCLAUGHLIN LN KLAMATH FALLS OR 97601	Interest To	May 20, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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**TAX NOTATION...**

NOTATION CODE	DATE ADDED	DESCRIPTION
FMR SPLIT CODE	27-Aug-2024	TAX ACCT #896205 COMBINED INTO #487146 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

03 JUN 27 PM 3:29

Aspen 57142

Vol M03 Page 44366

After Recording Return to:  
QUINTIN M. NERIDA and MELBA L. NERIDA  
8609 McLaughlin Lane  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
QUINTIN M. NERIDA and MELBA L. NERIDA  
8609 McLaughlin Lane  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 06/27/2003 3:29 p m.  
Vol M03 Pg 44366-67  
Linda Smith, County Clerk  
Fec \$ 26.00 # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

MARK A. SKELLHAM and BELINDA SKELLHAM, husband and wife, herein called Grantor, convey(s) to  
QUINTIN M. NERIDA and MELBA L. NERIDA, tenants by the entirety, herein called Grantee, all that real  
property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent  
upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$400,000.00.  
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated June 25, 2003.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mark A Skellham  
MARK A. SKELLHAM  
Belinda Skellham  
BELINDA SKELLHAM

STATE OF OREGON, County of Klamath) ss.

On June 27, 2003 personally appeared the above named MARK A. SKELLHAM and BELINDA  
SKELLHAM and acknowledged the foregoing instrument to be their voluntary act and deed.

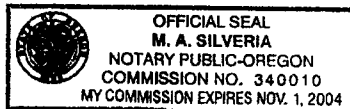
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057142

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal



44367

Exhibit A

All that portion of the NE 1/4 of the SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly and Northerly of Klamath River Acres Sixth Addition.

All that portion of the E 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of Klamath River Acres Sixth Addition.

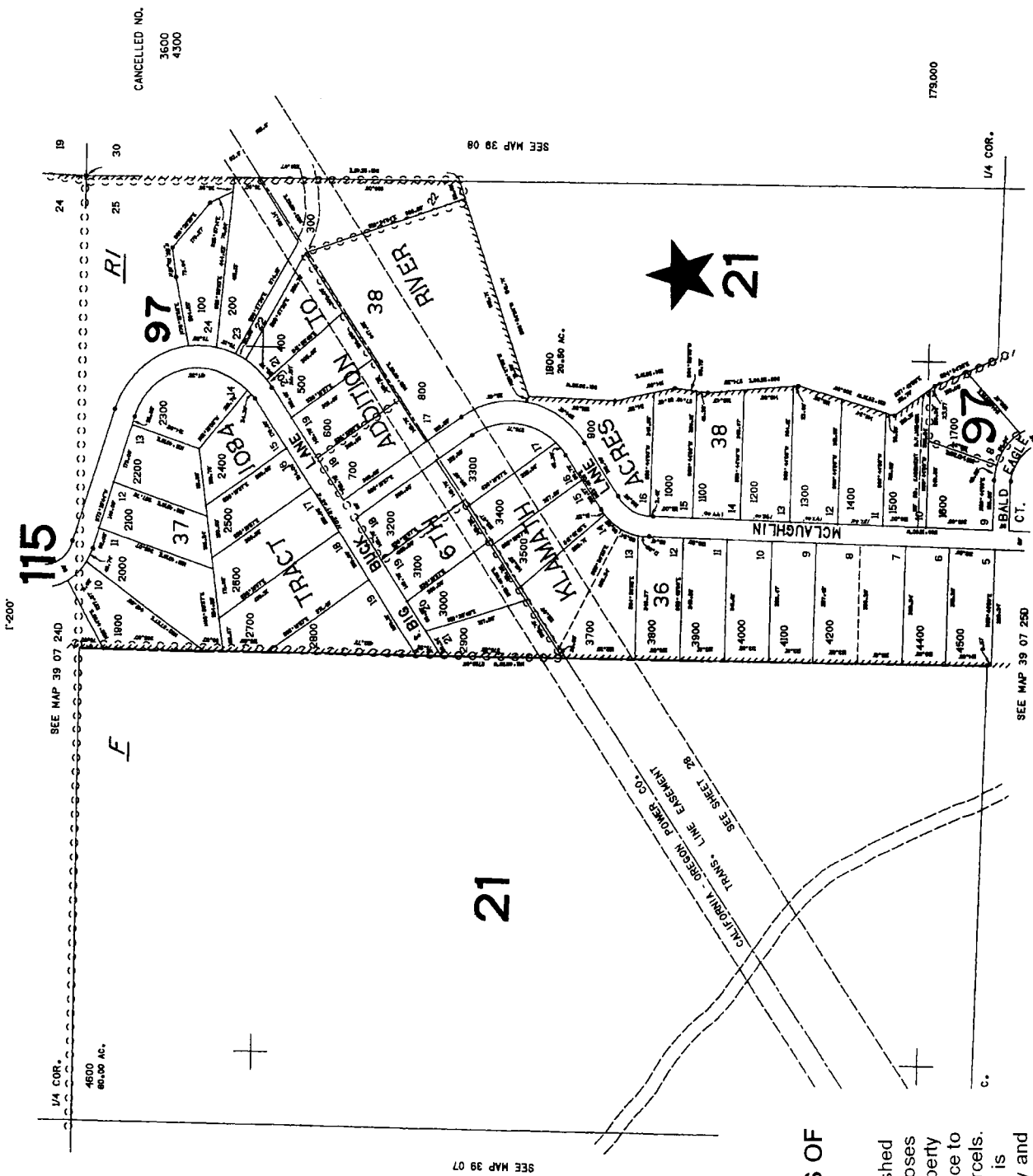
All of the SW 1/4 of the NW 1/4 of Section 30, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a strip of land 25 feet wide measured at right angles for the purpose of ingress and egress and public utilities lying North of the South line of Lot 10, Block 38, Klamath River Acres Sixth Addition.

*in MB11*

*Bd.  
MB*

NE1/4 SEC. 25 T.39S. R.07E. W.M.  
KLAMATH COUNTY



39 07 25A

# COMPLIMENTS OF AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

