



2025-004156
Klamath County, Oregon
06/02/2025 03:07:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Michael and Kathryn Otto Family Trust dated
September 15, 2023
4885 Sunset Ridge Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Michael and Kathryn Otto Family Trust dated
September 15, 2023
4885 Sunset Ridge Rd.
Klamath Falls, OR 97601
File No. 675857AM

STATUTORY WARRANTY DEED

Melissa Duffy, Successor Trustee of The Cheryl Tamplen Trust, under Agreement dated May 7, 2015,
Grantor(s), hereby convey and warrant to

**Michael Arthur John Otto and Kathryn Rita Otto, Trustees of the Michael and Kathryn Otto Family
Trust dated September 15, 2023,**

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:

**A tract of land situated in the Southeast one-quarter of Section 12, and in the Northeast one-quarter
of Section 13, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County,
Oregon, being more particularly described as follows:**

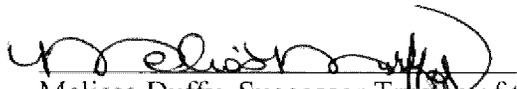
**Beginning at a point from which the stone marking the one-quarter corner common to Section 12
and 13 bears North 73° 03' 15" West 1125.58 feet, said point of beginning being the point of
intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as
platted for Minor Land Partition Number 51-82; thence North 47° 10' 55" East 440.67 feet to a 5/8
inch iron rod; thence North 46° 59' 41" West 433.78 feet to a 5/8 inch iron rod; thence South 60° 17'
42" West 425.00 feet to a 5/8 inch iron rod on the centerline of said 40 foot side road easement;
thence along said centerline along the following described courses: 1) South 29° 42' 18" East 36.00
feet to a 5/8 inch iron rod; 2) thence South 13° 59' 39" East 40.11 feet to a 5/8 inch iron rod; 3) thence
South 13° 04' 50" East, 65.99 feet to a 5/8 inch iron rod; 4) thence South 40° 32' 19" East 214.21 feet
to a 5/8 inch iron rod; 5) thence South 64° 15' 00" East 201.43 feet to the point of beginning, the
above description encompassing parcel no. 2 of Minor Land Partition No. 20-89 as filed with the
Klamath County Clerk's Office.**

The true and actual consideration for this conveyance is \$795,000.00.

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: May 27, 2025

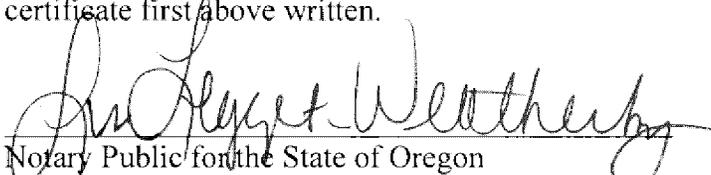

Melissa Duffy, Successor Trustee of the Cheryl Tamplen Trust under Agreement dated May 7, 2015

State of Oregon } ss
County of Klamath }

Lisa Legget Weatherby JLW

On this 29 day of May, 2025, before me, ~~Emily Jean Coe~~ a Notary Public in and for said state, personally appeared Melissa Duffy, Successor Trustee of the Cheryl Tamplen 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

