



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006261

Klamath County, Oregon

07/21/2025 01:21:01 PM

Fee: \$97.00

After recording return to:

Carmen Heidecke

4082 Clear Creek Drive Building 8 Unit 8

Golden, CO 80401

Until a change is requested all tax statements
shall be

sent to the following address:

Carmen Heidecke

4082 Clear Creek Drive Building 8 Unit 8

Golden, CO 80401

File No. 1003737

STATUTORY WARRANTY DEED

Rodney D. Mausshardt and Germaine M. Mausshardt, as Tenants by the Entirety , Grantor(s),
hereby convey and warrant to

Carmen Heidecke ,

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 8 in Block 3 AND an undivided 1/49 interest in Lot 1, Block 11, HIGH COUNTRY RANCH,
TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$220,000.00.

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:

Real property taxes due, if any, but not yet payable

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.

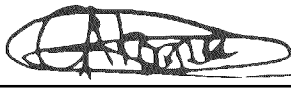
Dated: 07/14/2025

Rodney D. Mausshardt
Rodney D. Mausshardt

State of Virginia } ss
County of Loudoun }

On this 14th day of July, 2025, before me, Gloria Asare, a Notary Public in and for said state, personally appeared Rodney D. Mausshardt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

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

Electronic Notary Public

Notarized remotely online using communication technology via Proof.



Rodney D. Mausshardt

Dated: 07/16/2025

Germaine M. Mausshardt

Germaine M. Mausshardt

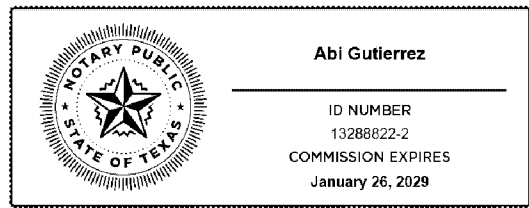
State of Texas } ss
County of Ellis }

On this 16th day of July, 2025, before me, Abi Gutierrez, a Notary Public in and for said state, personally appeared Germaine M. Mausshardt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Abi Gutierrez

Notary Public for the State of Texas
Residing at: Ferris, Texas
Commission Expires: 01/26/2029



Electronically signed and notarized online using the Proof platform.