

2026-000723

Klamath County, Oregon

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED TO:

Carr, Kennedy, Peterson & Frost
Attention: Evan L. Delgado
420 Redcliff Drive
Redding, California 96002



0035211020260007230020026

01/23/2026 01:29:58 PM

Fee: \$92.00

MAIL TAX STATEMENTS TO:

Kenneth and Joanne Heiber
P.O. Box 297
Red Bluff, CA 96080

STATUTORY WARRANTY DEED

KENNETH CLINTON HEIBER and JOANNE H. HEIBER (who is executing this deed to join in the transfer as to any interest she has in the property), Grantors, convey and warrant to KENNETH CLINTON HEIBER and JOANNE H. HEIBER, Trustee of The Heiber Family Trust dated June 20, 2024, Grantee, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A tract of land situated in the NE 1/4 SW 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the SE 1/4 of said Section 2, Township 41 South, Range 10 East of the Willamette Meridian, thence North 64° 17' West 3461.4 feet to a point on the Westerly right-of-way line of the Klamath Falls-Merrill Highway and the true point of beginning; thence North 36°41'35" West along said Westerly right-of-way line 440.05 feet to a point; thence West 472.80 feet to a point; thence South 6°21'45" West 355.00 feet to a point; thence East 775 feet to the point of beginning.

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.

The true consideration for this conveyance is \$ 0.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Dated this 21st day of May 2025.

[Redacted Signature]

KENNETH CLINTON HEIBER

[Redacted Signature]

JOANNE H. HEIBER

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Shasta) ss.

On May 21, 2025, before me, LORI MEEINK, Notary Public, personally appeared KENNETH CLINTON HEIBER and JOANNE H. HEIBER, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lori Meeink

