

AmeriTitle - 1042748

**RECORDING REQUESTED BY:**

**Western** Title & Escrow

1777 SW Chandler Ave., Suite 100  
Bend, OR 97702

2026-000932  
Klamath County, Oregon  
01/30/2026 10:14:01 AM  
Fee: \$97.00

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0281412-LDW  
Kent A. Herman  
The KSM Herman Trust, dated May 4, 1995  
62995 Plateau Dr Unit 40  
Bend, OR 97701

**SEND TAX STATEMENTS TO:**

The KSM Herman Trust, dated May 4, 1995  
62995 Plateau Dr Unit 40  
Bend, OR 97701

APN:252746  
Map: R3509-01100-01500-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Robert William Teal, Grantor, conveys and warrants to Melisse Herman and Kent A. Herman, Trustees of The KSM Herman Trust, dated May 4, 1995, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$121,700.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.**

STATUTORY WARRANTY DEED  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/23/26

[Redacted Signature]

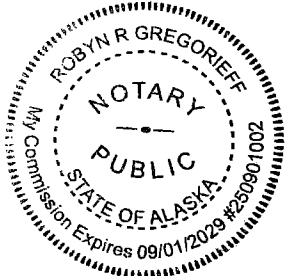
Robert William Teal

State of ALASKA  
County of Anchorage

This instrument was acknowledged before me on 1-23-2026 by Robert William Teal.

[Signature]  
Notary Public - State of ALASKA

My Commission Expires: 9/1/2029



**EXHIBIT "A"**  
Legal Description

Those portions of NW1/4 SE1/4, SW1/4 SE1/4 and S1/2 SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying between Sprague River Highway and center thread of the Sprague River, as the same now crosses said Section, and Northwesterly of the following described land:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesterly, measured along said right of way line, from the intersection of said right of way line and the East boundary of the SW1/4 SE1/4 of said Section 11.

Unofficial  
Copy