2026-001696
Klamath County, Oregon
02/25/2026 08:56:01 AM
Fee: $97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Cody B Altman
317 S 7th Street PO Box 802
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Cody B Altman
317 S 7th Street PO Box 802
Klamath Falls, OR 97601

File No.: 7161-4334987 (RT)
Date: December 15, 2025

Unofficial Copy

STATUTORY WARRANTY DEED

Edward Gordon Mendenhall and Sheri Lynn Mendenhall, as Tenants by the Entirety, Grantor, conveys and warrants to **Cody Altman and Priscila De Almeida Campos, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **$435,000.00**. (Here comply with requirements of ORS 93.030)

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 this 4 day of February 2026

Edward Gordon Mendenhall

Edward Gordon Mendenhall

Sheri Lynn Mendenhall

Sheri Lynn Mendenhall

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of February, 2026 by **Edward Gordon Mendenhall and Sheri Lynn Mendenhall.**

Marla

Notary Public for Oregon
My commission expires: 2/26/2027

OFFICIAL STAMP
MARLA MICHELE HANLON-ABEITA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1034452
MY COMMISSION EXPIRES FEBRUARY 26, 2027

Unofficial Copy

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated N 1/2 of NE 1/4 of SE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" rebar which is Northwest corner of N 1/2 of NE 1/4 of SE 1/4 also on East right of way of Orindale Road; thence South 89°41'23" East a distance of 822.55 feet to 5/8" rebar and also the true Point of Beginning; thence South 89°41'23" East to the Southwesterly right of way to Highway 140; thence Southeast along the said right of way to East line of Section 1; thence South 0°18'23" East along East line of said Section 1 to Southeast corner of N 1/2 of NE 1/4 of SE 1/4 of Section 1; thence North 89°37'11" West 512.70 feet along Southern line of N 1/2 of NE 1/4 of SE 1/4 of Section 1 to a point; thence North 00°14'00" West a distance of 661.55 feet to the true Point of Beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

Unofficial Copy