

MT08 0043-KR



THIS SPACE RESI

2007-014172  
Klamath County, Oregon



08/10/2007 03:23:53 PM

Fee: \$21.00

After recording return to:

Todd Secoy

15490 Carey Lane

San Martin, CA 95046

Until a change is requested all  
tax statements shall be sent to  
The following address:

Todd Secoy

15490 Carey Lane

San Martin, CA 95046

Escrow No. MT80043-KR

Title No. 0080043

SWD

### STATUTORY WARRANTY DEED

Shirley A. Mauldin, Trustee under The Mauldin Loving Trust dated March 5, 1996, Grantor(s) hereby convey and warrant to <sup>/C</sup>Todd Secoy and <sup>/E</sup>Ann Secoy, as tenants by the entirety, 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:

The NE1/4 SW1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$295,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 9<sup>th</sup> day of August, 2007

The Mauldin Loving Trust dated March 5, 1996

BY: Shirley A. Mauldin  
Shirley A. Mauldin, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 9, 2007 by Shirley A. Mauldin, Trustee under The Mauldin Loving Trust dated March 5, 1996.



Kristen C. Overton  
(Notary Public for Oregon)

My commission expires 6-18-08

2/HMT