

2013-007280

Klamath County, Oregon

06/26/2013 08:57:54 AM

Fee: \$47.00

Grantor Name and Address:

GARY D. MALL
25225 EASTIN ROAD
NEWMAN, CA 95360

Grantee Name and Address:

GARY D. MALL, TRUSTEE
CYNTHIA G. MALL, TRUSTEE
25225 EASTIN ROAD
NEWMAN, CA 95360

After recording, return to:

MARK R. JENSEN
JENSEN & JENSEN
1514 H STREET
MODESTO, CA 95354

Until requested otherwise, send all tax statements to:

GARY D. MALL, TRUSTEE
CYNTHIA G. MALL, TRUSTEE
25225 EASTIN ROAD
NEWMAN, CA 95360

WARRANTY DEED

GARY D. MALL, a married man, joined by his spouse, CYNTHIA G. MALL, whose address is 25225 Eastin Road, Newman, CA 95360 (referred to herein as "Grantor"), hereby conveys and warrants to GARY D. MALL AND CYNTHIA G. MALL, TRUSTEES, or any successors in trust, under THE GARY D. MALL AND CYNTHIA G. MALL 2013 TRUST, SEPARATE PROPERTY OF GARY D. MALL dated January 24, 2013 and any amendments thereto, whose address is 25225 Eastin Road, Newman, CA 95360 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 125 N. 7th Street, Klamath Falls, OR

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: _____

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.

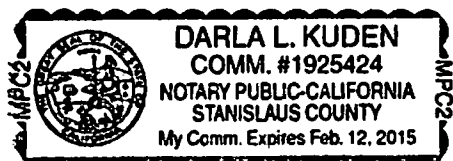
GRANTOR:

Gary D. Mall
Gary D. Mall

STATE OF CALIFORNIA)
) ss.
COUNTY OF STANISLAUS)

This instrument was acknowledged before me on May 6, 2013, by Gary D. Mall.

[Affix Notary Seal]



Darla L. Kuden
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2-12-15

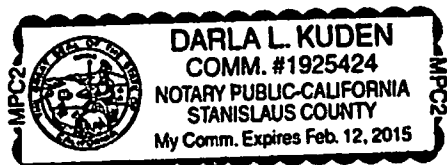
GRANTOR:

Cynthia G. Mall
Cynthia G. Mall

STATE OF CALIFORNIA)
) ss.
COUNTY OF STANISLAUS)

This instrument was acknowledged before me on May 6, 2013, by Cynthia G. Mall.

[Affix Notary Seal]



Darla L. Kuden
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2-12-15

EXHIBIT A

Legal Description

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

A PORTION OF LOTS 5 AND 6, BLOCK 14, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, AND HAVING A FRONTAGE OF 42 FEET ON SEVENTH STREET OF SAID CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDE OF SEVENTH STREET IN THE CITY OF KLAMATH FALLS, OREGON, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF ALLEY DEEDED THROUGH BLOCK 14 OF ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SEVENTH STREET 42 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH THE SAID ALLEY 100 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH SAID SEVENTH STREET 42 FEET TO THE NORTHERLY LINE OF SAID ALLEY; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY 100 FEET TO THE PLACE OF BEGINNING.

Tax Parcel Number: R413911

Map No. R-3809-032AB-03600

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.