

2013-007281

Klamath County, Oregon

06/26/2013 08:57:54 AM

Fee: \$57.00

Grantor Name and Address:

GARY D. MALL
25225 EASTIN ROAD
NEWMAN, CA 95360

Grantee Name and Address:

GARY D. 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
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, TRUSTEE, 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: 2312 & 2316 South 6th 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:

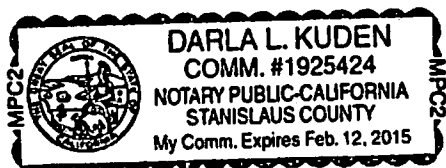
Gary D. Mall
Gary D. Mall

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

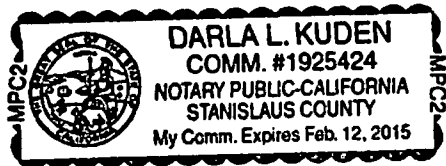


EXHIBIT A

Legal Description

PARCEL 1

Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0° 03' 45" West along the Westerly line of said Cornett Tract a distance of 147.93 feet to an iron pipe; thence North 34° 09' 30" East a distance of 122.5 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence North 55° 50' 30" West along the Southerly right of way line of South Sixth Street, a distance of 82.93 feet, more or less, to the point of beginning, said tract being a portion of Tract 70, of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Beginning at an iron pin, which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0° 03' 45" West along the Westerly line of said Cornett Tract a distance of 117.83 feet to an iron pipe; thence North 89° 56' 15" West a distance of 102.45 feet to an iron pipe; thence North 34° 09' 30" East a distance of 155.1 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence South 55° 50' 30" East along the Southerly line of South Sixth Street, a distance of 18.82 feet, more or less to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT A

Legal Description (continued)

PARCEL 3

Beginning at an iron pipe on the West line of the Cornett property which lies South 0° 03' 45" West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by Deed recorded on page 399 of Volume 111 of Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon and running thence: Continuing South 0° 03' 45" West along the West line of the Cornett property a distance of 60.0 feet to a 3/4" iron pipe; thence North 89° 56' 15" West a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed street, thence North 0° 22' 30" West along the East line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe, which marks the Southwest corner of that certain Tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of Deed Records of Klamath County, Oregon; thence South 89° 56' 15" East along the Southerly line of the above mentioned Safeway Stores Tract a distance of 270.9 feet, more or less, to the point of beginning, being a portion of Tracts 70 and 75 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

Beginning at a point on the present Southwesterly right of way line of South Sixth Street which point bears South 55° 50' 30" East a distance of 70.35 feet from the intersection of said Southwesterly right of way line with the North line of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 30' 30" West along a line parallel to and 10 feet South at right angles from the South line of Shasta Way, a distance of 21.27 feet to an iron pin; thence South 34° 37' 30" West along the Southeasterly line of a 40 foot roadway, a distance of 170.2 feet to a 3/4" iron pipe; thence South 0° 22' 30" East along the Easterly line of said roadway, a distance of 81.5 feet to a 5/8" iron pipe which marks the Northwest corner of Parcel 3 described above; thence South 89° 56' 15" East along the North line of said Parcel 3 described above, a distance of 168.45 feet to a 3/4" iron pipe which marks the Southwesterly corner of Parcel 2 described above; thence North 34° 09' 30" East along the Northwesterly line of said Parcel 2 described above, a distance of 155.1 feet to an iron pin on the Southwesterly right of way line of South Sixth Street as presently located and constructed; thence North 55° 50' 30" West along said right of way line, a distance of 166.86 feet, more or less, to the point of beginning.

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.