

**QUITCLAIM DEED**

**2015-011044**

**Klamath County, Oregon**

Michael L. Mauldin & Carol Mauldin  
P.O. Box 660  
Keno, OR 97627  
Grantor



00176954201500110440050059

10/07/2015 09:27:53 AM

Fee: \$62.00

John Duran  
P.O. Box 660  
Keno, OR 97627  
Grantee

After recording return to and send Tax Statements  
Grantee

KNOW ALL MEN BY THESE PRESENTS, That we, MICHAEL L. MAULDIN, and CAROL MAULDIN, hereinafter called grantor, for the consideration hereinafter stated, does hereby release quitclaim and convey our entire interest to JOHN DURAN, hereinafter called grantee and unto grantee's heirs, successors and assigns, all right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

EXHIBIT "A: attached hereto and incorporated herein by this reference.

Map/Tax/Lot R-4008-020C0-00100-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY

**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 construing this deed and where the context so requires, the singular includes the plural and all

grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, Grantor, MICHAEL L. MAULDIN, and CAROL MAULDIN, have executed this instrument this 2nd day of October, 2015.



Michael L. Mauldin



Carol Mauldin

STATE OF CALIFORNIA, County of Santa Clara) ss

Personally appeared the above named Michael L. Mauldin and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: see attached  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

STATE OF CALIFORNIA, County of Santa Clara) ss

Personally appeared the above named Carol Mauldin and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: \_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA  
County of Santa Clara

On 10/2/15 before me, Sydney K. Mussalle, Notary Public,  
(here insert name and title of the officer)

personally appeared Michael L. Mauldin & Carol Mauldin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sydney K. Mussalle  
Signature

(Seal)

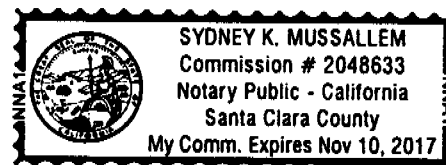


EXHIBIT "A"

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 89 degrees 54' 49" East, 631.40 feet; thence South 89 degrees 54' 49" West on said North line, 717.40 feet to the Northwest corner of said N 1/2 NE 1/4 SW 1/4; thence South 00 degrees 17' 06" East on the West line of said N 1/2 NE 1/4 SW 1/4, 662.49 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence North 89 degrees 57' 06" East on said South line, 427.98 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 289.05 feet; thence North 00 degrees 16' 27" West, 331.49 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over the following described parcel of land:

A strip of land 60 feet in width situated in the SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip also being 30 feet wide on each side of the following described centerline:

Beginning at a point on the East line of said SW 1/4 from which the Northeast corner of said SW 1/4 bears North 00 degrees 18' 51" West, 633.39 feet; thence South 89 degrees 57' 06" West, 42.18 feet; thence on the arc of a 121.67 foot radius curve to the right, 191.06 feet; thence on the arc of a 180.00 foot radius curve to the left, 282.74 feet; thence South 89 degrees 55' 57" West, 578.17 feet.

ALSO TOGETHER WITH an undivided 1/3 interest in the well, pump and pumphouse located on the following described property:

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Continued on next page

EXHIBIT "A" CONTINUED

Beginning at a point on the East line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 00 degrees 18' 51" West, 633.39 feet; thence South 00 degrees 18' 51" East on said East line, 30.00 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence South 89 degrees 57' 06" West on said South line, 921.16 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89 degrees 57' 06" East, 42.18 feet to the point of beginning.

The property described above shall also have access to said well for the purposes of establishing a pipeline and for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of the above described property contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of the above described property shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

CODE 227 MAP 4008-20CO TL 100