



2016-008283  
Klamath County, Oregon  
08/05/2016 09:47:31 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mildred Y Broyles

4522 Shasta Way

Klamath Falls, OR 97603

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

Mildred Y Broyles

4522 Shasta Way

Klamath Falls, OR 97603

File No. 92516AM

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### STATUTORY WARRANTY DEED

**Mary P. Croxford a protected person and Jackie L. Mauch  
not as tenants in common but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Mildred Y Broyles ,**

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:

**Beginning at the Northwest corner of Lot 24, Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence Southerly along the West line of said Lot 24 a distance 150.36 feet to the Northwest corner of that certain tract of land described in Deed Volume 168 at page 112, Records of Klamath County, Oregon; thence Easterly along the Northerly line of said tracts a distance of 90 feet to a point; thence Northerly parallel to the West line of said Lot 24 a distance of 150.36 feet to the Northerly line of said Lot 24; thence Westerly along the Northerly line of said Lot 24 a distance of 90 feet to the point of beginning.**

**EXCEPTING therefrom the West 5 feet thereof for widening Gary Street by instrument recorded June 25, 1965 in Volume 362 at page 460, Klamath County, Oregon Deed Records.**

The true and actual consideration for this conveyance is **\$70,000.00.**

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 8 day of July, 2016.

Mary P Croftland by Jackie L. Mauch Conservator  
Jackie L. Mauch, Conservator for Mary P. Croftland

Jackie L. Mauch  
Jackie L. Mauch

State of Oregon } ss  
County of Klamath }

On this 8 day of July, 2016, before me, Lynda West a  
Notary Public in and for said state, personally appeared Jackie L. Mauch, known or identified to me to be the person(s) whose  
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above  
written.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 2-10-17

