



2017-005254

Klamath County, Oregon

05/12/2017 02:27:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Tavita O Ma'O and Shawnda L Ma'O

1030 Stillman Ave

Eugene, OR 97404

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

Tavita O Ma'O and Shawnda L Ma'O

1030 Stillman Ave

Eugene, OR 97404

File No. 165729AM

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### STATUTORY WARRANTY DEED

**Victoria J. Muir, Trustee of the Victoria J. Muir Trust dated October 1, 2009,**

Grantor(s), hereby convey and warrant to

**Tavita O Ma'O and Shawnda L Ma'O, 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:

**Lot 12 in Block 13, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2607-001B0-10200-000**

The true and actual consideration for this conveyance is **\$20,000.00.**

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:

Return to:



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<sup>th</sup> day of May, 2017.

Victoria J Muir, Trustee  
Victoria J Muir, Trustee

State of California} ss.  
County of LOS ANGELES }

On this 8<sup>th</sup> day of May, 2017, before me, VIORICA MARCU a Notary Public in and for said state, personally appeared Victoria J Muir known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Victoria J Muir Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Viorica Marcu  
Notary Public for the State of California»  
Residing at: LOS ANGELES COUNTY, CA  
Commission Expires: 08/04/2018

