



2018-003901

Klamath County, Oregon

04/02/2018 09:26:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert L. Josett and Rebecca C. Josett

181 Upper Applegate Rd #7

Jacksonville, OR 97530

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

Robert L. Josett and Rebecca C. Josett

181 Upper Applegate Rd #7

Jacksonville, OR 97530

File No. 219824AM

STATUTORY WARRANTY DEED

Walter Thurman Mallory and Jocelyn Elaine Mallory, as Trustee or any Successor Trustee of the Mallory Revocable Living Trust, under instrument dated March 5, 1997,

Grantor(s), hereby convey and warrant to

Robert L. Josett and Rebecca C. Josett, 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:

A parcel of land situated in the SW1/4 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod from which a 5/8" iron rod marking the Center North 1/16 corner of Section 15 bears South 89 degrees 25' 20" West 30.00 feet; thence North 89 degrees 25' 20" East 454.01 feet to a 1/2" iron rod; thence South 585.64 feet to a 1/2" iron rod; thence West 453.97 feet to a 1/2" iron rod; thence North 581.07 feet to the point of beginning.

The true and actual consideration for this conveyance is \$66,000.00.

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:

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 14th day of March, 2018.

The Mallory Revocable Living Trust

By: Walter T Mallory
Walther Thurman Mallory

By: Jocelyn Elaine Mallory
Jocelyn Elaine Mallory

State of Oregon } ss
County of Klamath }

On this 14th day of March, 2018, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Walter Thurman Mallory and Jocelyn Elaine Mallory, Trustees or any Successor Trustee of The Mallory Revocable Living Trust, under instrument dated March 5, 1997, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

