



2018-005128  
Klamath County, Oregon  
04/26/2018 09:33:01 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carol Mauldin, Trustee of The Mauldin Living Trust  
dated May 26, 1983

21766 Granda Ave

Cupertino, CA 95014

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

Carol Mauldin, Trustee of The Mauldin Living Trust  
dated May 26, 1983

21766 Granda Ave

Cupertino, CA 95014

File No. 227802AM

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### STATUTORY WARRANTY DEED

**Christopher L. Pigott and Gladys L. Pigott,  
Trustees of the Pigott Family Trust dated September 26, 2003,**

Grantor(s), hereby convey and warrant to

**Carol Mauldin, Trustee of The Mauldin Living Trust dated May 26, 1983,**

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 7, Block 71, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

The consideration paid for the transfer is \$60,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON  
BEHALF OF GRANTOR/GRANTEE.

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 24<sup>th</sup> day of April, 2018

Pigott Family Trust dated September 26, 2003

By: Christopher L. Pigott Trustee  
Christopher L. Pigott, Trustee

By: Gladys L. Pigott Trustee  
Gladys L. Pigott, Trustee

State of Oregon } ss  
County of Klamath }

On this \_\_\_\_\_ day of April, 2018, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Christopher L. Pigott and Gladys L. Pigott, Trustees of the Pigott Family Trust dated September 26, 2003, 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.

*see attached*  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 California )

County of Merced )

On 4/24/2018 before me, Kellie Diane Leach, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Christopher L. Pigott, Trustee Card  
Name(s) of Signer(s)

Gladys L. Pigott, Trustee

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.



Signature Kellie Diane Leach  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: 4/24/2018 Number of Pages: 2

Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Christopher L. Pigott

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: Self

Signer's Name: Gladys L. Pigott

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: Self