



THIS SPACE RESERVED FOR

2018-007378

Klamath County, Oregon

06/19/2018 10:40:00 AM

Fee: \$87.00

After recording return to:

Carol Mauldin, as Trustee of the Mauldin Living Trust,
dated April 26, 1983

21766 Granada Ave

Cupertino, CA 95014

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

Carol Mauldin, as Trustee of the Mauldin Living Trust,
dated April 26, 1983

21766 Granada Ave

Cupertino, CA 95014

File No. 231219AM

STATUTORY WARRANTY DEED

Kenneth M. Clegg,

Grantor(s), hereby convey and warrant to

Carol Mauldin, as Trustee of the Mauldin Living Trust, dated April 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:

**A portion of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, in the County of
Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Southwesterly corner of Lot 6, Block 32 Hot Springs Addition to the City of Klamath Falls,
Oregon, thence Northwesterly along the Easterly side of the alley 80 feet; thence Northeasterly parallel with
Leroy Street 40 feet; thence Southeasterly parallel with Eldorado Avenue 28 feet; thence Northeasterly
parallel with Leroy Street 3 feet; thence Southeasterly parallel with Eldorado Avenue 52 feet to Leroy
Street; thence Southwesterly along said line of Leroy Street 43 feet to the place of beginning, being a portion
of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, Oregon**

The true and actual consideration for this conveyance is \$90,000.00.

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:

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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 15 day of June 2018

Kenneth M. Clegg
Kenneth M. Clegg

State of Oregon } ss
County of Klamath }

On this 15 day of June, 2018, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Kenneth M. Clegg, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

