

Returned at Counter

2020-003096

Klamath County, Oregon



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03/12/2020 09:55:37 AM

Fee: \$82.00

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Richard J. Mauro and Alta G. Mauro,  
Trustees of the Mauro Living Trust  
2508 Lindley Way  
Klamath Falls, OR 97601

**Grantor:**

Richard J. Mauro and Alta G. Mauro  
2508 Lindley Way  
Klamath Falls, OR 97601

**Grantee:**

Richard J. Mauro and Alta G. Mauro,  
Trustees of the Mauro Living Trust  
2508 Lindley Way  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Richard J. Mauro and Alta G. Mauro, husband and wife, Grantors, convey to Richard J. Mauro and Alta G. Mauro, Trustees of the Mauro Living Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

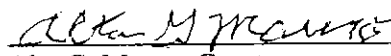
Lot 1, Block 2, Re-subdivision of Lot 5, Block 1, Washburn Park, Tract 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is \$0.00.

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.

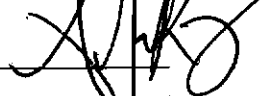
DATED this 11 day of March, 2020.

  
Richard J. Mauro, Grantor

  
Alta G. Mauro, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 11 day of March, 2020, the above-named Richard J. Mauro and Alta G. Mauro, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:

  
Notary Public for Oregon  
My Commission expires: Feb. 10, 2024

