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2020-003098

Klamath County, Oregon



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Fee: \$87.00

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

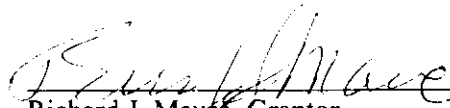
Richard J. Mauro and Alta G. Mauro, husband and wife, Grantors, convey to Richard J. Mauro and Alta G. Mauro, Trustees of the Mauro Living Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit A, attached hereto and incorporated by this reference.

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:



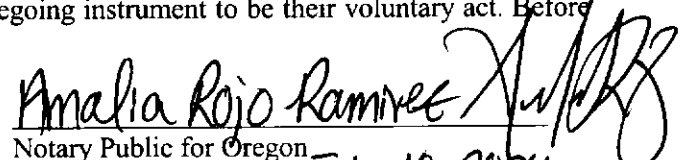

Notary Public for Oregon
My Commission expires: Feb. 10, 2024

Exhibit A

PARCEL 1

A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 132 feet; thence North 132 feet; thence West 132 feet; thence South 132 feet to the said initial point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 132 feet; thence North 20 feet; thence West 132 feet; thence South 20 feet to the said initial point of beginning.

PARCEL 2

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 350 feet North and 132 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor; being the initial point of this description; thence East 23 feet; thence North 112 feet; thence West 23 feet; thence South 112 feet to the said initial point of beginning.