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2020-003099

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:

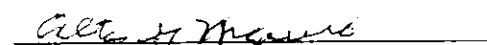
See attached Exhibit A, attached hereto and incorporated by this reference.

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:



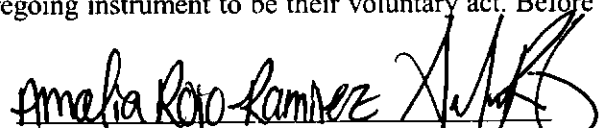

Notary Public for Oregon
My Commission expires: Feb. 10, 2024

Exhibit A

A parcel of land situated in the SW ¼ NW ¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron pin at the intersection of the North right of way line of Lindley Way, a county road, with the West line of said Section 5; thence North 00° 06' East along said West section line, 187.00 feet to a ½ inch iron pin; thence North 89° 55' East, 280.00 feet; thence North 00° 06' East, 62.69 feet to a ½ inch iron pin; thence North 89° 55' East, 117.66 feet to a ½ inch iron pin; then South 00° 06' East, 249.69 feet to a ½ inch iron pin on said Northerly right of way line of Lindley Way; thence South 89° 55' West along said right of way line, 397.66 feet to the point of beginning.