



THIS SPACE RESERVED FOR

2020-014082

Klamath County, Oregon

10/30/2020 12:57:00 PM

Fee: \$87.00

After recording return to:

Grace Maxfield

522 Lincoln St.

Klamath Falls, OR 97601

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

Grace Maxfield

522 Lincoln St.

Klamath Falls, OR 97601

File No. 401239AM

STATUTORY WARRANTY DEED

**David Bruce Masl and Shireen Marie Masl,
Trustees David Bruce Masl and Shireen Masl Joint Revocable Living Trust
under Agreement dated September 25, 2014,**

Grantor(s), hereby convey and warrant to

Grace Maxfield,

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 3 in Block 43 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$145,500.00.

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:

County Clerk, Klamath

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 29 day of Oct., 2020.

David Bruce Masl and Shireen Marie Masl, Trustees of the David Bruce and Shireen Marie Masl Joint Revocable Living Trust

By: David Bruce Masl
David Bruce Masl, trustee

By: Shireen Marie Masl
Shireen Marie Masl, Trustee

State of Oregon} ss.
County of Klamath}

On this 29 day of October, 2020, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared David Bruce Masl and Shireen Marie Masl, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the David Bruce Masl and Shireen Masl Joint Revocable Living Trust under agreement dated September 25, 2014, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 10/01/2023

