



THIS SPACE RESERVED FOR

2021-001370

Klamath County, Oregon

01/29/2021 10:39:01 AM

Fee: \$87.00

After recording return to:

Mallard Lane Properties, LLC, an Oregon Limited
Liability Company

1674 Cove Pt. Rd

Klamath Falls, OR 97601

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

Mallard Lane Properties, LLC, an Oregon Limited
Liability Company

1674 Cove Pt. Rd

Klamath Falls, OR 97601

File No. 425573AM

STATUTORY WARRANTY DEED

Gerald C. Clemens, Trustee of the John and Jean Roden Revocable Trust u/t/a dated January 15, 2019,

Grantor(s), hereby convey and warrant to

Mallard Lane Properties, LLC, an Oregon Limited Liability Company,

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:

**All that portion of Lots 11 and 12, Section 8, and Lot 5, Section 5, Township 39 South, Range 9 East of the
Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of a line drawn
parallel with and distant 75.0 feet Southeasterly of, as measured at right angles to, Burlington Northern
Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located
and constructed.**

The true and actual consideration for this conveyance is \$18,500.00.

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:

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 27 day of January, 2021.

John and Jean Roden Revocable Trust

By: Gerald C. Clemens, Trustee
Gerald C. Clemens, Trustee

State of GA } ss.
County of Fulton }

On this 27 day of January, 2021, before me, Patrice Childs, a Notary Public in and for said state, personally appeared Gerald C. Clemens known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gerald Clemens, Trustee of the John and Jean Roden Revocable Trust u/t/a dated January 15, 2019, 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.

[Signature]
Notary Public for the State of GA
Residing at: 1072 W. Peachtree St. NW #78722, Atlanta, GA 30357
Commission Expires: May 18, 2024

