



THIS SPACE RESERVED FOR

2021-010164

Klamath County, Oregon

06/30/2021 08:34:04 AM

Fee: \$87.00

After recording return to:

Oliver Spires and Dianne E. Spires

224 Mountain View Blvd

Klamath Falls, OR 97601

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

Oliver Spires and Dianne E. Spires

224 Mountain View Blvd

Klamath Falls, OR 97601

File No. 460252AM

STATUTORY WARRANTY DEED

Gary D. Mall and Cynthia G. Mall, Trustees or any successors in trust under the Gary D. Mall and Cynthia G. Mall 2013 Trust, separate property of Gary D. Mall dated January 24, 2013, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Oliver Spires and Dianne E. Spires, as Tenants by the Entirety,

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:

A portion of Lots 5 and 6, Block 14, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, and having a frontage of 42 feet on Seventh Street of said City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Easterly side of Seventh Street in the City of Klamath Falls, Oregon, at the intersection of said line with the Northerly line of alley deeded through Block 14 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly along said Easterly line of Seventh Street 42 feet; thence Northeasterly and parallel with the said alley 100 feet; thence Southeasterly and parallel with said Seventh Street 42 feet to the Northerly line of said alley; thence Southwesterly along the Northerly line of said alley 100 feet to the place of beginning.

The true and actual consideration for this conveyance is \$400,000.00.

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:

87

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 25th day of June, 2021.

Gary D. Mall and Cynthia G. Mall 2013 Trust

Gary D. Mall
Gary D. Mall, Trustee

Cynthia G. Mall
Cynthia G. Mall, Trustee

State of California } ss.
County of Stanislaus }

On this 25th day of June, 2021, before me, Bill McKinley Ayers a Notary Public in and for said state, personally appeared Gary D. Mall and Cynthia G. Mall known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Gary D. Mall and Cynthia G. Mall 2013 Trust, 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.

Bill McKinley Ayers
Notary Public for the State of California
Residing at: 1623 Lechbrecht Newman CA 95360
Commission Expires: 11-21-2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

