



THIS SPACE RESERVED FOR

2021-010213

Klamath County, Oregon

06/30/2021 12:19:00 PM

Fee: \$87.00

After recording return to:

MGW, LLC

P.O. Box 1917

Jacksonville, OR 97530

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

MGW, LLC

P.O. Box 1917

Jacksonville, OR 97530

File No. 469906AM

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### STATUTORY WARRANTY DEED

**Priscilla Jeanne Trujillo, Trustee of Priscilla Jeanne Trujillo Trust, dated July 2, 2019, (Evan Trujillo is designated as First Successor Trustee, and Marissa Trujillo is designated Second Successor Trustee),**

Grantor(s), hereby convey and warrant to

**MGW, 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:

**Lot 23, Block 3, Mountain Lakes Homesites, 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 \$80,000.00.

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:

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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 24 day of June 2021.

Priscilla Jeanne Trujillo Trust

By:

Priscilla Jeanne Trujillo  
Priscilla Jeanne Trujillo, Trustee

State of Oregon } ss  
County of Tackson

On this 24 day of June 2021, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Priscilla Jeanne Trujillo, Trustee of Priscilla Jeanne Trujillo Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written:

Rhonda J. Young  
Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: 12-26-22

