

2021-010831

Klamath County, Oregon



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07/13/2021 10:21:36 AM

Fee: \$92.00

PREPARED BY

JAY A. WOIDTKE, ESQ.
20320 REDWOOD ROAD
CASTRO VALLEY, CA 94542

AFTER RECORDING RETURN TO

JOHN DURAN
11850 WHISPERING DRIVE
KENO, OR 97627

APN: R-3809-033AB-08100-000

Mail Tax Statements to above address

QUIT CLAIM DEED

STATE OF OREGON
COUNTY OF KLAMATH

KNOWN ALL MEN BY THESE PRESENTS, That **CAROL MAULDIN, TRUSTEE OF THE MAULDIN LIVING TRUST DATED APRIL 26, 1983** residing at **4015 WIMBLEDON COURT, CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA** (hereinafter known as the Grantor) hereby releases and quitclaims to **JOHN DURAN, A MARRIED MAN AS SOLE AND SEPARATE PROPERTY**, residing at **11850 WHISPERING DRIVE, CITY OF KENO, COUNTY OF KLAMATH, STATE OF OREGON**, (hereinafter known as the Grantee) for the sum of **NO CONSIDERATION - GIFT TO CHILD FOR LOVE AND AFFECTION** and releases all the rights, title, interest, and claim in or to the following described estate, situated in the County of Klamath, Oregon to-wit:

****REFER TO EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE****

APN: R-3809-033AB-08100-000

Dated this 22 day of JUNE, 2021.

**CAROL MAULDIN, TRUSTEE OF
THE MAULDIN LIVING TRUST, DATED
APRIL 26, 1983**

ACKNOWLEDGMENT

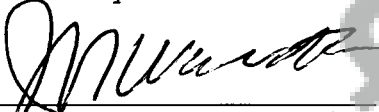
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
: SS.
County of Alameda)

On **JUNE 22, 2021**, before me, **JAY A. WOITKE**, Notary Public, personally appeared **CAROL MAULDIN**, who proved to me on the basis of satisfactory evidence 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 his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


JAY A. WOITKE, Notary Public

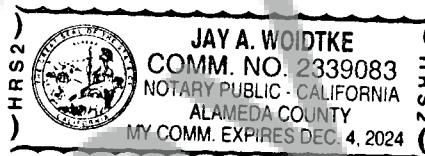


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Westerly corner of Lot 23, Block 21 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence Northeasterly at right angles to Martin Street, 100 feet to Division Street; thence Southeasterly along the Southwesterly line of Division Street, 27 feet 2 inches; thence Southwesterly at right angles to Martin Street 50 feet; thence Southeasterly parallel with Martin Street, 10 feet 4 inches; thence Southwesterly at right angles to Martin Street, 50 feet to Martin Street; thence Northwesterly along the Northeasterly line of Martin Street, 37 1/2 feet to the place of beginning, being a part of Lots 22 and 23 of said block and addition, as shown on the duly recorded plat thereof on file in the office of the Clerk of Klamath County, Oregon.

More Commonly Known As: 313 MARTIN STREET, KLAMATH FALLS, OR 97601-3241

APN: R-3809-033AB-08100