



THIS SPACE RESERVED FOR F

2021-014318  
Klamath County, Oregon  
09/20/2021 02:47:02 PM  
Fee: \$87.00

After recording return to:

Tabitha Maughan and Gideon F. Maughan

1111 Wiard St.

Klamath Falls, OR 97603

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

Tabitha Maughan and Gideon F. Maughan

1111 Wiard St.

Klamath Falls, OR 97603

File No. 486799AM

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### STATUTORY WARRANTY DEED

**Joseph McAleavey, Successor Trustee of the Kathleen Bozgoz Living Trust, U/A dated June 10, 2021,**

Grantor(s), hereby convey and warrant to

**Tabitha Maughan and Gideon F. Maughan, 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:

**The South 85 feet of Lot 14 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of said Lot 14; thence North along the East line of Wiard Street, 85 feet; thence East at right angles to Wiard Street, 313 feet to the East line of said lot; thence South along said East line, 85 feet to the Southeast corner thereof; thence West at right angles to Wiard Street, 313 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$255,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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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 17<sup>th</sup> day of September 2021

(Kathleen Bozgoz Living Trust

By:

Joseph McAleavey, Successor Trustee

State of ~~Oregon~~ New Mexico

County of ~~Klamath~~ Santa Fe

On this 17 day of September, 2021, before me, Patricia Fresquez Hernandez, a Notary Public in and for said state, personally appeared Joseph McAleavey known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Kathleen Bozgoz Living Trust, and acknowledged to me that he executed the same as Successor 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.

Patricia Fresquez Hernandez  
Notary Public for the State of Oregon New Mexico  
Residing at: Santa Fe County  
Commission Expires: 1/22/24

