

2021-016894

Klamath County, Oregon



00290619202100168940030037

RETURN TO:

Brandsness, Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Kevin and Debbie Mauro
PO Box 2099
Snohomish, WA 98291

11/09/2021 12:49:08 PM

Fee: \$92.00

Gran tors:

Kevin Mauro and Debbie Mauro
PO Box 2099
Snohomish, WA 98291

Grantees:

Kevin Mauro and Debbie Mauro
PO Box 2099
Snohomish, WA 98291

-RESULTANT DEED-

Kevin Mauro and Debbie Mauro, husband and wife, Grantors, whose address is PO Box 2099, Snohomish, WA 98291, conveys to Kevin Mauro and Debbie Mauro, tenants by the entirety, Grantees, whose address is PO Box 2099, Snohomish, WA 98291, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit A.

The true and actual consideration for this transfer is Resultant Deed.

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 29 day of October, 2021.


Kevin Mauro

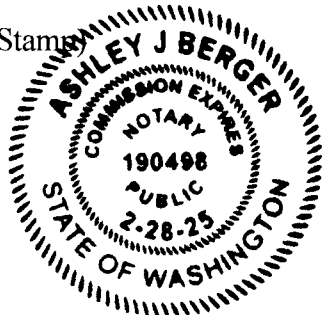

Debbie Mauro

Andy Paul
Returned at Counter

STATE OF WASHINGTON)
) ss.
County of Snohomish)

I certify that I know or have satisfactory evidence that Kevin Mauro is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged his free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal or Stamp)



Ashley J Berger
Signature

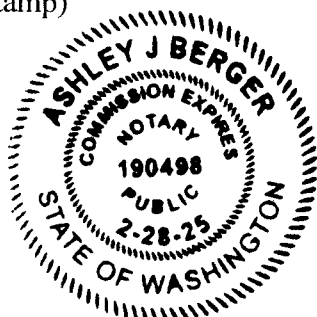
Notary Public #190498
Title

My appointment expires: 02/28/2025

STATE OF WASHINGTON)
) ss.
County of Snohomish)

I certify that I know or have satisfactory evidence that Debbie Mauro is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged her free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal or Stamp)



Ashley J Berger
Signature

Notary Public #190498
Title

My appointment expires: 02/28/2025

EXHIBIT A
Mauro Resultant Deed

AN AREA OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 37, KLAMATH FALLS FOREST ESTATES - HWY 66 UNIT – PLAT NO. 2.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT A 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 6, BLOCK 37, SAID 1/2" IRON ROD BEING ON THE SOUTHERLY RIGHT-OF-WAY OF TEAL DRIVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 56°41'56" EAST, 26.45 FEET TO A POINT MARKED BY A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 02°08'09" WEST, 146.01 FEET TO A 5/8" IRON ROD ; THENCE SOUTH 05°41'40" WEST, 154.87 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, WITNESSED BY A 5/8" IRON ROD WHICH BEARS NORTH 05°41'40" EAST 10.00 FEET; THENCE ALONG SAID EAST LINE, NORTH 00°14'10" WEST, 314.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT A 1/2" IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 5, BLOCK 37; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 5, SOUTH 89°42'11" WEST, 26.51 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID BOUNDARY, NORTH 04°34'49" EAST, 315.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5, WITNESSED BY A 5/8" IRON ROD WHICH BEARS NORTH 05°41'40"EAST 10.00 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE SOUTH 00°14'10" EAST, 314.54 FEET TO THE POINT OF BEGINNING.