

2021-016896

Klamath County, Oregon



00290621202100168960030038

11/09/2021 12:50:08 PM

Fee: \$92.00

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 98297

**Grantors:**

Douglas S. Wills and Tammy L. Wills

~~PO Box 162  
Sultan, WA 98294~~

8750 teal Dr  
Baranza OR 97623

**Grantees:**

Kevin Mauro and Debbie Mauro

PO Box 2099

Snohomish, WA 98297

-RESULTANT DEED-

Douglas S. Wills and Tammy L. Wills, husband and wife, Grantors, whose address is PO Box 162 Sultan, Washington 98294, conveys to Kevin Mauro and Debbie Mauro, tenants by the entirety, Grantees, whose address is PO Box 2099, Snohomish, WA 98297, 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 property line adjustment.

**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 \_\_\_\_\_ day of October, 2021.

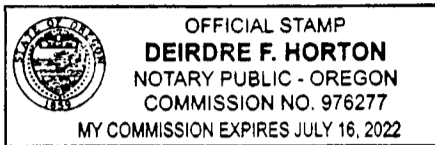
Douglas S. Wills

Tammy L. Wills

Andy Paul  
Returned at Counter

STATE OF OREGON           )  
  ) ss.  
County of Klamath         )

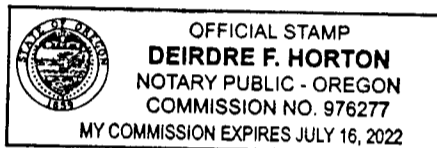
Personally appeared before me this 5<sup>th</sup> day of ~~October~~ November, 2021, the above-named Douglas S. Wills and acknowledged the foregoing instrument to be his voluntary act.



Deirdre Horton  
Notary Public for Oregon  
My Commission expires: July 16, 2022

STATE OF OREGON           )  
  ) ss.  
County of Klamath         )

Personally appeared before me this 5<sup>th</sup> day of ~~October~~ November, 2021, the above-named Tammy L. Wills and acknowledged the foregoing instrument to be her voluntary act.



Deirdre Horton  
Notary Public for Oregon  
My Commission expires: July 16, 2022

**EXHIBIT A**  
**TRANSFER AREA**  
**Wills to Mauro**

AN AREA OF LAND IN LOT 6, BLOCK 37, KLAMATH FALLS FOREST ESTATES - HWY 66 UNIT – PLAT NO. 2, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF SAID LOT 6, 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 WEST LINE, NORTH 00°14'10" WEST, 314.53 FEET TO THE POINT OF BEGINNING.