

**2021-019139**

**Klamath County, Oregon**

**12/28/2021 11:07:01 AM**

**Fee: \$92.00**

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** Bruce J. Mayes and Carlene J. Mayes, husband and wife, as tenants by the entirety

**Grantor's Mailing Address:** 2101 Nuuanu Avenue, Apt. 1604, Honolulu, Hawaii 96817

**Grantee:** BRUCE J. MAYES and CARLENE J. MAYES, Trustees, or their successors in trust,  
under the BRUCE J. AND CARLENE J. MAYES LIVING TRUST, dated **NOV 09 2021**, and any amendments thereto,

**Grantees Mailing Address:** 2101 Nuuanu Avenue, Apt. 1604, Honolulu, Hawaii 96817

**Type of Document to be Recorded:** **WARRANTY DEED**

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Bargain and Sale Deed: Recorded June 7, 1979; Book M79, Page 13363

**Situs Address:** vacant lot, no assigned address

**Tax Account Number:** 3507-018AD-01400; Property ID: 242240

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Bruce J. Mayes, Trustee, et al  
2101 Nuuanu Avenue, Apt. 1604  
Honolulu, HI 96817

**After Recording Return To:**

uDeed, LLC - 98968  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**Prepared By:**

Bruce J. Mayes  
2101 Nuuanu Avenue, Apt. 1604  
Honolulu, HI 96817

# **WARRANTY DEED**

TITLE OF DOCUMENT

**Bruce J. Mayes and Carlene J. Mayes, husband and wife, as tenants by the entirety, Grantor, conveys and warrants to BRUCE J. MAYES and CARLENE J. MAYES, Trustees, or their successors in trust, under the BRUCE J. AND CARLENE J. MAYES LIVING TRUST, dated NOV 09 2021, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:**

LOT 11 OF BLOCK 40 IN TRACT 1184 – OREGON SHORES – UNIT 2 – 1<sup>ST</sup> ADDITION AS SHOWN ON THE MAP FILED ON NOVEMBER 8, 1978 IN VOLUME 21, PAGE 29 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Account No.: **3507-018AD-01400**; Property ID: **242240**

Prior Recorded Document Reference: **Bargain and Sale Deed: Recorded June 7, 1979; Book M79, Page 13363**

Subject To:    1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and NONE

**The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION**

Dated this 9th day of November, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Bruce J. Mayes  
Bruce J. Mayes

Carlene J. Mayes  
Carlene J. Mayes

STATE OF Hawaii }  
City of Waipahu } ss  
COUNTY OF Honolulu }

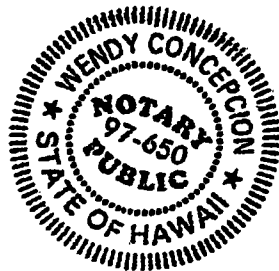
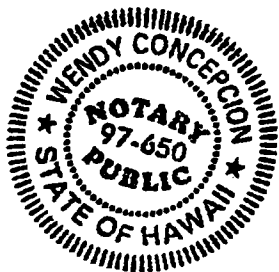
This instrument was acknowledged before me this 9th day of November, 2021, by **Bruce J. Mayes and Carlene J. Mayes.**

NOTARY STAMP/SEAL

Before Me:

Wendy Concepcion  
NOTARY PUBLIC- STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

WENDY CONCEPCION  
Notary Public, State of Hawaii  
My Commission Expires: Dec. 2, 2021



Doc. Date: NOV 09 2021 # Pages: 3  
Name: Wendy Concepcion  
First Circuit  
Doc. Description: Warranty Deed

Wendy Concepcion NOV 09 2021  
Notary Signature Date  
NOTARY CERTIFICATION