



2022-000558

Klamath County, Oregon

01/14/2022 11:06:01 AM

Fee: \$97.00

2021-011203

Klamath County, Oregon

07/20/2021 01:34:00 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

283 Maupin Rd, LLC

~~6278 N 31st Way~~ 12465 Road 36 1/2

~~Phoenix AZ 85016~~ Madera CA 93636

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

283 Maupin Rd, LLC

~~6278 N 31st Way~~ 12465 Road 36 1/2

~~Phoenix AZ 85016~~ Madera CA 93636

File No. 455797AM

This document is being re-recorded at the request of Amerititle to correct the Grantee and addresses as previously recorded in 2021-011203

### STATUTORY WARRANTY DEED

McAuliffe Brothers, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

283

~~283~~ Maupin Rd, LLC, an Oregon Limited Liability Company,

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:

Parcel 3 of Land Partition 6-18, Replat of Parcel 1, MLP 2-91, Located within the Northeast quarter of Section 33 and the West half of Section 34, Township 40 South, Range 12 East, Willamette Meridian, Klamath County, Oregon and recorded January 29, 2019 as Instrument No. 2019-000835 Klamath County Records.

The true and actual consideration for this conveyance is \$610,000.00.

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



State of Oregon

County of Klamath

hereby certify that instrument #2021-011203, recorded on 7/20/2021, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Michelle Long, Klamath County Clerk

Date: January 13th, 2022

Samantha Gardner

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 14 day of July, 2021

McAuliffe Brothers, LLC

By: Priscilla McAuliffe  
Priscilla McAuliffe, Member

By: Ryan McAuliffe  
Ryan McAuliffe, her attorney in fact

By: John Charles McAuliffe  
John Charles McAuliffe, Member

By: Ryan McAuliffe  
Ryan McAuliffe, his attorney in fact

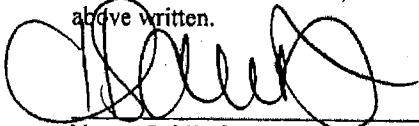
By: Joan Joy McAuliffe  
Joan Joy McAuliffe, Member

By: Christopher John McAuliffe  
Christopher John McAuliffe, her attorney in fact

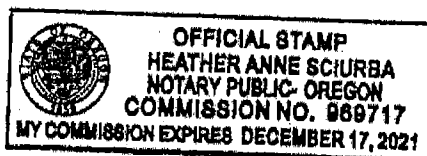
State of Oregon } ss  
County of Klamath }

On this 14 day of July, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Ryan McAuliffe, Power of Attorney for Priscilla McAuliffe and John Charles McAuliffe, Members of McAuliffe Brothers LLC known or identified to me 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



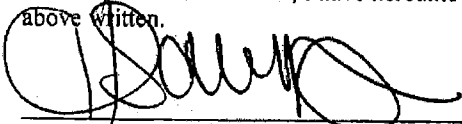
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021



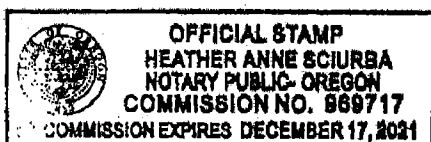
State of Oregon } ss  
County of Klamath }

On this 14 day of July, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Christopher John McAuliffe, Power of Attorney for Joan Joy McAuliffe, Member of McAuliffe Brothers LLC known or identified to me 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.

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Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021





2021-011203

Klamath County, Oregon

07/20/2021 01:34:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

283 Maupin Rd, LLC

6278 N. 31st Way

Phoenix, AZ 85016

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

283 Maupin Rd, LLC

6278 N. 31st Way

Phoenix, AZ 85016

File No. 455797AM

### STATUTORY WARRANTY DEED

**McAuliffe Brothers, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**238 Maupin Rd, LLC, an Oregon Limited Liability Company,**

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:

**Parcel 3 of Land Partition 6-18, Replat of Parcel 1, MLP 2-91, Located within the Northeast quarter of Section 33 and the West half of Section 34, Township 40 South, Range 12 East, Willamette Meridian, Klamath County, Oregon and recorded January 29, 2019 as Instrument No. 2019-000835 Klamath County Records.**

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



State of Oregon

County of Klamath

Whereby certify that instrument #2021-011203, recorded on 7/20/2021, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Selle Long, Klamath County Clerk

Date: January 13th, 2022

Samantha Gardner

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Dated this 14 day of July, 2021

McAuliffe Brothers, LLC

By: Priscilla McAuliffe  
Priscilla McAuliffe, Member

By: Ryan McAuliffe  
Ryan McAuliffe, her attorney in fact

By: John Charles McAuliffe  
John Charles McAuliffe, Member

By: Ryan McAuliffe  
Ryan McAuliffe, his attorney in fact

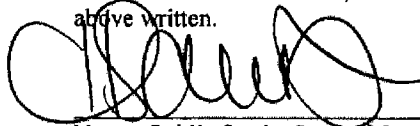
By: Joan Joy McAuliffe  
Joan Joy McAuliffe, Member

By: Christopher John McAuliffe  
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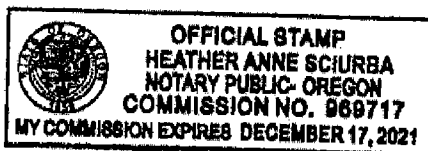
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County of Klamath }

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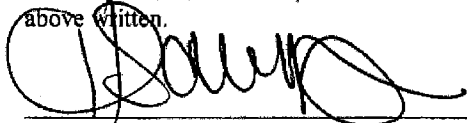
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Residing at: Klamath Falls OR  
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