

Returned at Counter

Cheryl Maynard

Grantor

Cheryl Maynard, Trustee  
5503 Knightwood  
Klamath Falls, OR 97603

Grantee

After recording return to:  
Grantee

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

2022-003531

Klamath County, Oregon



03/23/2022 11:00:26 AM

Fee: \$82.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Cheryl Maynard, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Cheryl Maynard, Trustee of the C Maynard LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee(s) and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 15 in BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this March 23, 2022.

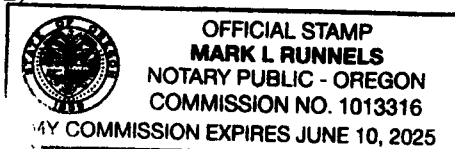
Cheryl Maynard  
Cheryl Maynard

X MR  
Client

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Cheryl Maynard and acknowledged the foregoing instrument to be his her their voluntary act and deed.

(S E A L)



Before me: Mark L. Runnels  
Notary Public for Oregon