



After recording return to:
Margaret Street Mahon, Trustee of
The Margaret Street Mahon 2012
Revocable Trust, dated December 13,
2012
2449 Bolier Ave
McKinleyville, CA 95519

Until a change is requested all tax
statements shall be sent to the
following address:
Margaret Street Mahon, Trustee of The
Margaret Street Mahon 2012
Revocable Trust, dated December 13,
2012
2449 Bolier Ave
McKinleyville, CA 95519

File No.: 7161-3943846 (SA)
Date: June 09, 2022

THIS SPACE RESERVED FOR RECORDING

2022-008425

Klamath County, Oregon

07/11/2022 01:27:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

William August Street, Trustee of the William August Street Trust, Dated November 10, 2009, Grantor, conveys and warrants to **Margaret Street Mahon, Trustee of The Margaret Street Mahon 2012 Revocable Trust, dated December 13, 2012**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 54 IN TRACT 1416 - THE WOODLANDS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

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.

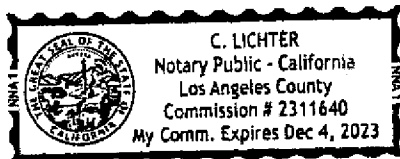
Dated this 8th day of July, 2022.

William August Street, Trustee of the William August Street Trust, Dated November 10, 2009

William August Street
William August Street, Trustee

STATE OF California)
County of Los Angeles) ss.

This instrument was acknowledged before me on this 8th day of July, 2022 by William August Street as ~~Trustee of The William August Street Trust, Dated November 10, 2009~~, on behalf of ~~the Trust~~. cr



C. Unatton
Notary Public for California
My commission expires: 12/4/23