

2022-010226

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



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08/23/2022 11:22:24 AM

Fee: \$97.00

*this space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

The Maria J. Duran Living Trust

c/o Maria J. Duran - Trustee

4631 Shade Tree Way

Antelope, CA 95843

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Grant Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Maria De Jesus Duran

Joe B. Duran, Jr.

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

The Maria J. Duran Living Trust, dated August 13, 2022, Maria J. Duran, as Trustee

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$.00

Other: The conveyance is a transfer into a
revocable living trust for the benefit of the grantor.

5. Send tax statements to:

ORS 205.234(1)(e)

The Maria J. Duran Living Trust, c/o Maria J. Duran - Trustee

4631 Shade Tree Way

Antelope, CA 95843

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

Recording requested by:

Maria De Jesus Duran and Joe B. Duran, Jr.

Grantors's Name:

Maria De Jesus Duran and Joe B. Duran, Jr., not as tenants in common, but with the rights of survivorship

Grantee's Name:

The Maria J. Duran Living Trust, dated August 13, 2022,
Maria J. Duran, as Trustee

Send Tax Statements To:

The Maria J. Duran Living Trust
c/o Maria J. Duran - Trustee
4631 Shade Tree Way
Antelope, CA 95843

After Recording Return To:

The Maria J. Duran Living Trust
c/o Maria J. Duran - Trustee
4631 Shade Tree Way
Antelope, CA 95843

3103 Summers Lane
Klamath Falls, OR 97603

GRANT DEED

Maria De Jesus Duran and Joe B. Duran, Jr., not as tenants in common, but with the rights of survivorship:
Grantor, conveys and specialty warrants to

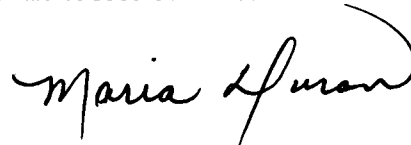
The Maria J. Duran Living Trust, dated August 13, 2022, Maria J. Duran as Trustee:

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except if specifically set forth below:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also known as: 3103 Summers Lane, Klamath Falls, OR 97603 / APN#: R-3909-011BB-00200-000

Date: August 13, 2022



Maria De Jesus Duran

Date: August 13, 2022



Joe B. Duran, Jr.

A notary public or other officer completing the certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On the 13th of August, 2022, before me, David Munoz, a notary public, personally appeared **Maria De Jesus Duran and Joe B. Duran, Jr.**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary



(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

The Real Property in the City of Klamath Falls, Klamath County, State of Oregon, described as:

A parcel of land situated in the NW1/4 of the NW1/4 of Section 11, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 331.4 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South 89° 48' East a distance of 262.5 feet; thence South a distance of 82.92 feet; thence North 89° 48' West a distance of 262.5 feet; thence North a distance of 82.95 feet to the place of beginning, EXCEPTING THEREFROM that portion lying within the existing roadway.

Also Known as: 3103 Summers Lane, Klamath Falls, OR 97603

ASSESSOR'S PARCEL NUMBER: R-3909-011BB-00200-000