

**2022-011425****Klamath County, Oregon**

09/21/2022 01:50:01 PM

Fee: \$97.00

**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, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Maria J. Duran

4631 Shade Tree Way

Antelope, CA 95843

- 1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**  
STATUTORY BARGAIN AND SALE DEED

- 2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**  
MARIA J. DURAN, as Trustee of THE MARIA J. DURAN LIVING TRUST  
dated August 13, 2022

- 3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**  
MARIA J. DURAN, an unmarried woman,

- 4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

- 5) SEND TAX STATEMENTS TO:**

3103 Summers Lane,

Klamath Falls, OR 97603

- 6) SATISFACTION of ORDER or WARRANT**  
ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)☐

FULL

☐

PARTIAL

- 7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

- 8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_**

TO CORRECT \_\_\_\_\_

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

**Prepared By:**  
Lauren Lejedal, Esq.  
200 Fleet Street, Ste. 6100  
Pittsburgh, PA 15220  
OR Bar ID: 221965

**Until a Change is Requested,  
Mail Tax Statements To:**  
Maria J. Duran  
4631 Shade Tree Way  
Antelope, CA 95843

**Return To:**  
Maria J. Duran  
4631 Shade Tree Way  
Antelope, CA 95843

**Order Number:**  
72688396 -8400833

**STATUTORY BARGAIN AND SALE DEED**

**MARIA J. DURAN, as Trustee of THE MARIA J. DURAN LIVING TRUST, dated August 13, 2022,**  
Grantor, conveys to **MARIA J. DURAN**, an unmarried woman, Grantee, the following-described real  
property located in Klamath County, Oregon:

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.

Commonly known as: 3103 Summers Lane, Klamath Falls, OR 97603

Parcel ID: 550852

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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 17 of September, 20 22.

Maria J. Duran as trustee  
MARIA J. DURAN, as Trustee of THE MARIA J.  
DURAN LIVING TRUST, dated August 13, 2022

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss. CA

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me the  
above-named **MARIA J. DURAN, as Trustee of THE MARIA J. DURAN LIVING TRUST, dated**  
**August 13, 2022**, who declared the foregoing instrument to be their voluntary act and deed.



Notary Public – State of \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this 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 Sept. 17, 2022 before me, C. Maher, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Maria J. Duran  
Name(s) of Signer(s)

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 C. Maher  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Bargain & Sale Deed Document Date: 9/17/22

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_