



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
John M. Russell, Trustee
6106 N. 31st Way
Phoenix, AZ 85016

Until a change is requested all tax statements shall be
sent to the following address:
John M. Russell, Trustee
6106 N. 31st Way
Phoenix, AZ 85016
File No. 568041AM

STATUTORY WARRANTY DEED

City of Malin, Malin, Oregon,

Grantor(s), hereby convey and warrant to

John M. Russell, Trustee of the John M. Russell Living Trust, dated October 18, 2019,

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:

Beginning at the Southwest corner of the Southeast Quarter of Southwest Quarter of Section 27 Township 40 South, Range 12 East of the Willamette Meridian, thence East 330 feet, thence North 600 feet, thence West 530 feet, thence South 660 feet to place of beginning in Section 27 Township 40 Range 12 East, Klamath County, State of Oregon.

EXCEPTING THEREFROM all that portion conveyed to Michael J. McAuliffe, et. ux. by deed recorded October 5, 1951, Volume 250 page 242.

The true and actual consideration for this conveyance is \$7,000.00.

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:

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 16 day of November, 2022

City Of Malin

By: Gary Zieg

Gary Zieg, Authorized Signer

State of Oregon } ss

County of Klamath

On this 16 day of November, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Gary Zieg, as authorized Signer, for City of Malin, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

