



2023-002521

Klamath County, Oregon

04/07/2023 12:04:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Pamela Rae Latourette, Trustee of the Dave and Pam
Latourette 2006 Revocable Trust UAD September
21,2006

6510 South 6th Street, #73

Klamath Falls, OR 97603

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

Pamela Rae Latourette, Trustee of the Dave and Pam
Latourette 2006 Revocable Trust UAD September
21,2006

6510 South 6th Street, #73

Klamath Falls, OR 97603

File No. 571829AM

STATUTORY WARRANTY DEED

Carol N. Mauldin, Trustee of the Carol N. Mauldin Declaration of Trust dated September 16, 2021,

Grantor(s), hereby convey and warrant to

Pamela Rae Latourette, Trustee of the Dave and Pam Latourette 2006 Revocable Trust UAD September 21, 2006,

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:

Lot 7, Block 71, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$135,000.00.

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 5th day of April, 2023.

Carol N. Mauldin Declaration of Trust dated September 16, 2021

By: Carol N. Mauldin, Trustee
Carol N. Mauldin, Trustee

State of California } ss
County of _____ }

On this _____ day of April, 2023, before me, _____ a Notary Public in and for said state, personally appeared Carol N. Mauldin, Trustee of the Carol N. Mauldin Declaration of Trust dated September 16, 2021, 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.

Notary Public for the State of California
Residing at: _____
Commission Expires: _____

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 Santa Clara

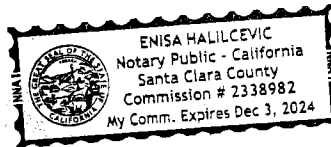
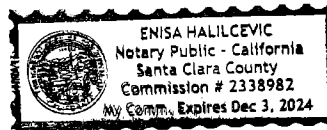
On 4/15/2023 before me, Enisa Halilcevic, Notary Public,
(here insert name and title of the officer)
personally appeared Carol N. Muldwin

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



Statutory
Warranty
Deed