



2023-005919  
Klamath County, Oregon  
07/17/2023 01:42:02 PM  
Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Neil Castillo, as Trustee of the Neil Castillo Trust  
under Trust Agreement dated June 10, 2022

8887 Shady Pine Rd

Klamath Falls, OR 97601

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

Neil Castillo, as Trustee of the Neil Castillo Trust  
under Trust Agreement dated June 10, 2022

8887 Shady Pine Rd

Klamath Falls, OR 97601

File No. 596132AM

### STATUTORY WARRANTY DEED

**Gloria I. Mozingo, individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo and Robert A. Mozingo, James H. Mozingo, Donald I. Mozingo, David W. Mozingo, Mitzi L. Martinez and Christopher C. Mozingo,**

Grantor(s), hereby convey and warrant to

**Neil Castillo, as Trustee of the Neil Castillo Trust under Trust Agreement dated June 10, 2022,**

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:

**Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian and running thence; South 1°5' West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North 73°54' East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the State Highway; thence at right angles on a radial line of said 16° curve, a distance 30 feet to an iron pin which is on the Southeasterly right of way line of the Dalles-California Highway; thence following the arc of a 14°46' curve to the left, which curve is also the Southeasterly right of way line of the said Highway, a distance 109.1 feet to an iron pin which is the true point of beginning and running thence: Continuing along the arc of a 14°46' curve to the left, a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center line of the State Highway; thence South 42°34' East along a radial line of the said curve, a distance of 159.1 feet to an iron pin; thence South 26°39' West a distance of 114.5 feet to an iron pin; thence North 32°14' West along a line which is a radial line of the above mentioned 14°46' curve a distance of 209.5 feet, more or less, to the true point of beginning, being in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian.**

**ALSO commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian and running thence: South 1°5' West along the West 40 line of said Lot 3, a distance 328.5 feet to an iron pin; thence North 73°54' East, a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the State Highway; thence at right angles on a radial line of said 16° curve, a distance of 30 feet to an iron pin which is on the Southeasterly right of way line of the Dalles-California Highway; thence following the arc of a 14°46' curve to the left, which curve is also the Southeasterly right of way line of said Highway a distance 179.1 feet to an iron pin which is the true point of beginning, and running thence: Continuing along the arc of a 14°46' curve to the left, a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center of the State Highway; thence South 63°21' East a distance of 129.7 feet to an iron pin; thence South 26°39' West, a distance 123.6 feet to an iron pin; thence North 42°34' West along a line which is a radial line of the above mentioned 14°46' curve a distance of 159.1 feet, more or less, to the true point of beginning, said tract being in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian.**

The true and actual consideration for this conveyance is \$150,000.00.

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:

**2023-2024 Real Property Taxes, a lien not yet due and payable**

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 12 day of July 2023

The Estate of Betty Ethelynn Mozingo

By:

Gloria Jean Mozingo

Gloria Jean Mozingo, Individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo

State of Idaho } ss  
County of Idaho }

On this 13 day of July, 2023, before me, Traci A. Frei a Notary Public in and for said state, personally appeared Gloria Jean Mozingo, individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo known or identified to me to be the person(s) whose name(s) is 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.

Traci A. Frei

Notary Public for the State of Idaho

Residing at: Grangeville

Commission Expires: 2/1/2029

TRACI A. FREI  
COMMISSION NO. 43668  
NOTARY PUBLIC  
STATE OF IDAHO

Robert A. Mozingo

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Robert A. Mozingo, 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 Oregon

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

James H. Mozingo

State of Idaho } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared James H. Mozingo 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 Idaho

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

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 12 day of July 2023

**The Estate of Betty Ethelynn Mozingo**

By:

**Gloria I. Mozingo, Individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo**

State of Idaho } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Gloria L. Mozingo, individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo** 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 Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Robert A. Mozingo  
Robert A. Mozingo

State of Oregon } ss  
County of CRook }

On this 12 day of July, 2023, before me, Stacy Elizabeth Freeland a Notary Public in and for said state, personally appeared **Robert A. Mozingo**, 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.

Stacy Elizabeth Freeland  
Notary Public for the State of Oregon  
Residing at: CRook County Oregon  
Commission Expires: 8-19-2025



**James H. Mozingo**

State of Idaho } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **James H. Mozingo** 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 Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 12 day of July 2023

**The Estate of Betty Ethelynn Mozingo**

By:

Gloria I. Mozingo, Individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo

State of Idaho } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Gloria L. Mozingo, individually and as Affiant/Claiming Successor of the Estate of Betty Ethelynn Mozingo** 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 Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**Robert A. Mozingo**

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Robert A. Mozingo**, 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 Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

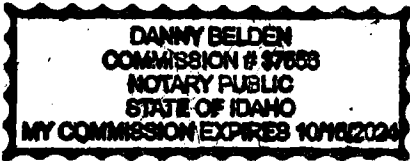
James H. Mozingo  
James H. Mozingo

State of Idaho } ss  
County of IDAHO }

On this 14 day of July, 2023, before me, Danny Belden a Notary Public in and for said state, personally appeared **James H. Mozingo** 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.

[Signature]  
Notary Public for the State of Idaho

Residing at: EAgle, ID  
Commission Expires: 10/15/24



Donald I. Mozingo

Donald I. Mozingo

State of Oregon } ss  
County of Dechutes

On this 12<sup>th</sup> day of July, 2023, before me, Laura M Brown a Notary Public in and for said state, personally appeared **Donald I. Mozingo** 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.

Laura M Brown  
Notary Public for the State of Oregon  
Residing at: 52055 Howard Ln La Pine, OR 97739  
Commission Expires: 11/23/2024



David W. Mozingo

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **David W. Mozingo** 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 Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Mitzi L. Martinez  
Mitzi L. Martinez

State of Oregon } ss  
County of Klamath

On this 14 day of July, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared **Mitzi L. Martinez** 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.

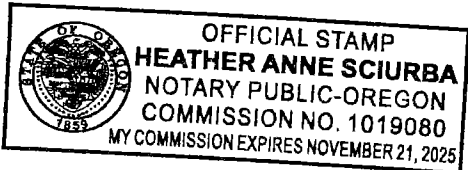
Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 9/27/2025  
Christopher C. Mozingo  
Christopher C. Mozingo



State of Oregon } ss  
County of Klamath }

On this 13 day of July, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared **Christopher C. Mozingo** 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.

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: Nov. 21, 2025



Donald I. Mozingo

State of Oregon } ss

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Donald I. Mozingo 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 Oregon

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

*David W. Mozingo*

David W. Mozingo

State of Oregon } ss

County of Klamath }

On this 13 day of July, 2023, before me, MARLA MICHELE HANLON-ABEITA a Notary Public in and for said state, personally appeared David W. Mozingo 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 Oregon

Residing at: Klamath Falls Oregon

Commission Expires: 2/26/2027



Mitzi L. Martinez

State of Oregon } ss

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Mitzi L. Martinez 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 Oregon

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Christopher C. Mozingo

State of Oregon } ss

County of Klamath }

On this \_\_\_\_\_ day of July, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Christopher C. Mozingo 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 Oregon

Residing at: Klamath Falls OR

Commission Expires: \_\_\_\_\_