



**2023-006570**  
Klamath County, Oregon  
08/03/2023 08:36:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Duran  
PO Box 660  
Keno, OR 97627

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

John Duran  
PO Box 660  
Keno, OR 97627  
File No. 602195AM

---

**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

**John Duran,**

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:

**A parcel of land situated in Lot 4, Block 2, KENO WHISPERING PINES, in the County of Klamath, State of Oregon, and located in the NW1/4 SW1/4 of Section 6, township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:**

**Beginning at a 1/2" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of said NW1/4 SW1/4 bears North 00° 03' 59" West, 300.14 feet; thence South 00° 03' 59" East, 322.00 feet to a 1/2" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.99 feet to a 5/8" iron rod; and the true point of beginning of the following described tract; thence continuing east along the South line of said Lot 4 a distance of 203.00 feet; thence North 00 ° 03' 59" West 322.00 feet to a point on the North line of said Lot 4; thence West along the North line of said lot 203.00 feet to the Northeast corner of that tract conveyed to John R. Duran by deed recorded in Book M-97 at page 24854, records of Klamath County, Oregon; thence South 00° 03' 59" East along the East line of said Duran Tract 322.00 feet to the true point of beginning.**

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 2<sup>nd</sup> day of August, 2023

Carol N. Mauldin Declaration of Trust

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

State of Oregon} ss.  
County of Klamath}

On this 2nd day of August, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Carol N. Mauldin known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Carol N. Mauldin Declaration of Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 9/19/2026

