



2023-007260  
Klamath County, Oregon  
08/24/2023 09:21:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:  
CLIMB Properties, LLC, an Oregon Limited Liability  
Company  
47331 Glendale St.  
Chiloquin, OR 97624

Until a change is requested all tax statements shall be  
sent to the following address:  
CLIMB Properties, LLC, an Oregon Limited Liability  
Company  
47331 Glendale St.  
Chiloquin, OR 97624  
File No. 600668AM

STATUTORY WARRANTY DEED

Charles T. Maloney, also known as Charles Thomas Maloney, and Coleen F. Foresman, also known as Coleen Fae Foresman, Co-Trustees of the Barbara Lee Maloney Living Trust dated March 24, 1995, as to any interest in Quitclaim Deeds recorded 12/5/2008 in 2008-016100 and 2008-016099,

and

Charles Thomas Maloney,

Grantor(s), hereby convey and warrant to

CLIMB Properties, LLC, an Oregon Limited Liability Company,

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:

Parcel 1:

Lots 18 and 19 in Block 2, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

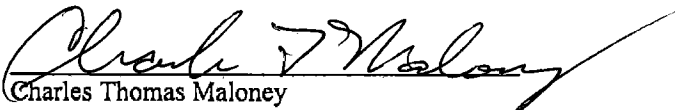
Lots 9, 10, 11, and 12 in Block 7, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$65,000.00 and other valuable consideration.  
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:

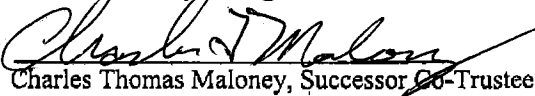
2023-2024 Real Property Taxes, a lien not yet due and payable

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 21<sup>st</sup> day of AUGUST, 2023

  
Charles Thomas Maloney

Barbara Lee Maloney Living Trust


By:   
Charles Thomas Maloney, Successor Co-Trustee

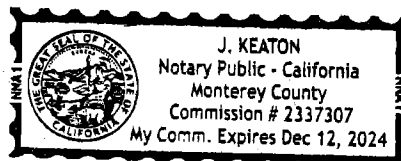
By:   
Coleen Fae Foresman, Successor Co-Trustee

State of CA } ss  
County of MONTEREY ( )

On this 21<sup>st</sup> day of August, 2023, before me, J. KEATON, a Notary Public in and for said state, personally appeared Coleen Fae Foresman, as Co-Trustee of the Barbara Lee Maloney Living Trust, 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.

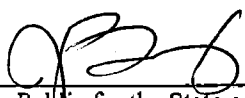
  
Notary Public for the State of CALIFORNIA  
Residing at: MONTEREY COUNTY  
Commission Expires: 12-12-24



State of Oregon } ss  
County of Klamath

On this 22 day of August, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Charles Thomas Maloney, individually and as Co-Trustee of the Barbara Lee Maloney Living Trust, 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 County  
Commission Expires: 9/19/2026

