



2023-008770  
Klamath County, Oregon  
10/10/2023 03:09:22 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Edwin D. Kingman and Lauren T. Kingman  
11120 Hwy 66  
Klamath Falls, OR 97601

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

Edwin D. Kingman and Lauren T. Kingman  
11120 Hwy 66  
Klamath Falls, OR 97601

File No. 606562AM

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### STATUTORY WARRANTY DEED

**Curt D. Mullis and Cynthia L. Thomas-Mullis, as Trustees of the Mullis Revocable Living Trust, under agreement dated June 9, 2017,**

Grantor(s), hereby convey and warrant to

**Edwin D. Kingman and Lauren T. Kingman, as Tenants by the Entirety,**

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:**

**That portion of Government Lot 3, Section 33 and of the W1/2 SW1/4 SE1/4 of Section 28, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of Highway, less the following:**

**Beginning at a point on the line between Sections 28 and 33, which is 660 feet East of the one-quarter corner between two said sections; thence North 233.6 feet to the center line of the Klamath Falls-Ashland Highway; thence South 63°14' West along the center line of said Highway a distance of 354.3 feet; thence South 26°53' East 256.7 feet; thence North 53°44' East 246.8 feet to the fence corner; thence 8.2 feet to the point of beginning, in the County of Klamath, State of Oregon.**

**Parcel 2:**

**All that portion of Government Lot 5 and the SW1/4 NE1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of the Northerly line of the right of way conveyed to Weyerhaeuser Timber Company by Deed recorded June 19, 1928 in Book 78 at page 596, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$800,000.00.

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 10 day of October, 2023

Mullis Revocable Living Trust, under agreement dated June 9, 2017

By: Curt D. Mullis  
Curt D. Mullis, Trustee

By: Cynthia L. Thomas-Mullis  
Cynthia L. Thomas-Mullis, Trustee

State of Oregon} ss.  
County of Klamath}

On this 10 day of October, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Curt D. Mullis and Cynthia L. Thomas-Mullis known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Mullis Revocable Living Trust, under agreement dated June 9, 2017, 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.

Melissa Cook  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 3/7/26

