



2024-000061

Klamath County, Oregon

01/03/2024 09:01:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sarah Anne Bates

PO Box 767

Chiloquin, OR 97624

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

Sarah Anne Bates

PO Box 767

Chiloquin, OR 97624

File No. 612959AM

STATUTORY WARRANTY DEED

Bruce J. Mayes and Carlene J. Mayes, Trustees, or their successors in trust, under the Bruce J. and Carlene J. Mayes Living Trust, dated November 9, 2021 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Sarah Anne Bates,

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 11, Block 40, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$12,000.00.

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 December, 2023

Bruce J. and Carlene J. Mayes Living Trust

By: [Signature]
Bruce J. Mayes, Trustee

By: [Signature]
Carlene J. Mayes, Trustee

State of Nevada} ss.
County of Douglas }

On this 5th day of December, 2023, before me, Sonia Johnson, a Notary Public in and for said state, personally appeared Bruce J. Mayes and Carlene J. Mayes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Bruce J. and Carlene J. Mayes Living 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.

[Signature]
Notary Public for the State of Nevada»
Residing at: Carson City
Commission Expires: Sept 29, 2024

