



THIS SPACE RESERVED FOR

2024-002023
Klamath County, Oregon
03/18/2024 10:39:01 AM
Fee: \$87.00

After recording return to:

Rookstool Moden Realty LLC.

1900 Main Street, Ste E

Klamath Falls, OR 97601

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

Rookstool Moden Realty LLC.

1900 Main Street, Ste E

Klamath Falls, OR 97601

File No. 626102AM

STATUTORY WARRANTY DEED

Carol N. Mauldin, Trustee of the Mauldin Living Trust - Bypass Trust, dated May 26, 1983,

Grantor(s), hereby convey and warrant to

Rookstool Moden Realty LLC.,

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 portion of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 6, Block 32 Hot Springs Addition to the City of Klamath Falls, Oregon, thence Northwesterly along the Easterly side of the alley 80 feet; thence Northeasterly parallel with Leroy Street 40 feet; thence Southeasterly parallel with Eldorado Avenue 28 feet; thence Northeasterly parallel with Leroy Street 3 feet; thence Southeasterly parallel with Eldorado Avenue 52 feet to Leroy Street; thence Southwesterly along said line of Leroy Street 43 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, Oregon

The true and actual consideration for this conveyance is \$125,000.00.

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 14 day of March, 2024

The Mauldin Living Trust - Bypass Trust, dated May 26, 1983

By: Carol Mauldin
Carol Mauldin, Trustee

State of Oregon } ss
County of Klamath }

On this 14 day of March, 2024, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Carol N. Mauldin as trustee of the Mauldin Living Trust - Bypass 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.

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 11/21/25

