



2024-003075
Klamath County, Oregon
04/23/2024 11:13:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leroy Del Don, III, Trustee of the LAT Farming
Trust, dated 10/2/2001

PO Box 1412

Patterson, CA 95363

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

Leroy Del Don, III, Trustee of the LAT Farming
Trust, dated 10/2/2001

PO Box 1412

Patterson, CA 95363

File No. 627279AM

STATUTORY WARRANTY DEED

Gary D. Mall, who appears of record as Gary G. Mall, and Cynthia G. Mall, Trustees, or any successors in trust, under The Gary D. Mall and Cynthia G. Mall 2013 Trust dated January 24, 2013 and any amendments thereto, as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Leroy Del Don, III, Trustee of the LAT Farming Trust, dated 10/2/2001,

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 1240, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, 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 \$256,250.00.

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 27th day of April, 2024.

The Gary D. Mall and Cynthia G. Mall 2013 Trust

By: Gary D. Mall
Gary D. Mall, Trustee

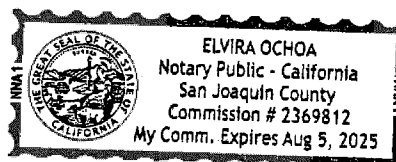
By: Cynthia G. Mall
Cynthia G. Mall, Trustee

State of California } ss.
County of Stanislaus }

On this 19th day of April, 2024, before me, Elvira Ochoa, a Notary Public in and for said state, personally appeared Gary D. Mall and Cynthia G. Mall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the The Gary D. Mall and Cynthia G. Mall 2013 Trust dated January 24, 2013, 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.

Elvira Ochoa
Notary Public for the State of California
Residing at: San Joaquin
Commission Expires: August 5, 2025



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Stanislaus

On April 19, 2024 before me, Elvira Ochoa Notary Public,
(here insert name and title of the officer)
personally appeared Gary D. Mall and Cynthia G. Mall

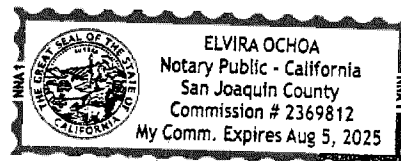
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]



(Seal)