



**2024-009619**  
**Klamath County, Oregon**  
11/04/2024 12:02:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Christopher Michael Duran  
PO Box 424  
Keno, OR 97627

Until a change is requested all tax statements shall be  
sent to the following address:  
Christopher Michael Duran  
PO Box 424  
Keno, OR 97627  
File No. 648030AM

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**STATUTORY WARRANTY DEED**

**Carol N. Mauldin, Trustee of the Carol N. Mauldin Declaration of Trust Dated September 16, 2021,**  
Grantor(s), hereby convey and warrant to

**Christopher Michael Duran,**

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 14, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$250,000.00.**

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:

Real property taxes due, if any, but not yet 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: October 21, 2024

Carol N. Mauldin, Trustee of the Carol N. Mauldin Declaration of Trust Dated September 16, 2021

by: Carol N. Mauldin, Trustee  
Carol N. Mauldin, Trustee

State of Oregon } ss  
County of Klamath }

On this 21 day of October, 2024, before me, Emily Jean Cog a Notary Public in and for said state, personally appeared Carol N. Mauldin as trustee of the, 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. \*Carol N. Mauldin Declaration of Trust Dated September 16, 2021

Emily Jean Cog

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 9/27/2025

