

Returned at Counter Mark L Runnels

Carlos Maytorena AKA Carlos J. Maytorena and  
Paulette Maytorena AKA Paulette A. Maytorena  
Grantors  
Carlos Maytorena and  
Paulette Maytorena, Trustees  
3955 Barry Ave. Klamath Falls, OR 97603  
Grantees

After recording return to: Grantees

Until a change is requested, all tax statements shall be sent to:

Carlos Maytorena  
Paulette Maytorena Trustees  
3955 Barry Ave., Klamath Falls, OR 97603

2024-011240

Klamath County, Oregon



00337250202400112400020021

12/31/2024 10:25:52 AM

Fee: \$87.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carlos Maytorena AKA Carlos J. Maytorena and Paulette Maytorena AKA Paulette A. Maytorena, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Carlos Maytorena and Paulette Maytorena, Trustees of THE MAYTORENA LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" Attached Hereto

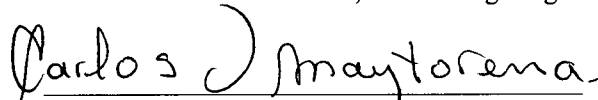
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this December 30, 2024.

  
Carlos Maytorena AKA Carlos J. Maytorena

  
Paulette Maytorena AKA Paulette A. Maytorena

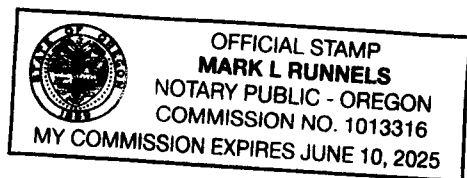
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Carlos Maytorena AKA Carlos J. Maytorena and Paulette Maytorena AKA Paulette A. Maytorena and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 30th day of December, 2024.

(S E A L)

Before me:   
Notary Public for Oregon



## EXHIBIT "A"

### PARCEL 1.

Lot 24 of DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 2.

The Easterly one-half of Lot 28 in Block 13, Stewart, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 3.

The Easterly one-half of Lot 27 in Block 13, Stewart, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 4.

The South 65 feet of Lot 1 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 5.

Lot 22 of KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.