

2025-000139

Klamath County, Oregon

01/08/2025 09:50:02 AM

Fee: \$92.00

After recording return to:

Heather L. Guthrie, Esq.

Dunn Carney LLP

851 SW 6th Avenue, Suite 1500

Portland, OR 97204

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

Maury J. Mudrick and Juliann J. Mudrick,

Co-Trustees of the Maury and Juliann

Mudrick Trust

20507 NE 273rd Street

Battle Ground, WA 98604

WARRANTY DEED

MAURY MUDRICK and JULIANN MUDRICK, as Tenants by the Entirety (“**Grantors**”), convey and warrant to MAURY J. MUDRICK and JULIANN J. MUDRICK, CO-TRUSTEES OF THE MAURY AND JULIANN MUDRICK TRUST (“**Grantee**”), all of Grantors’ interest in the following described real property free of encumbrances, except as specifically set forth herein, situated in the County of Klamath, State of Oregon (herein the “**Property**”) more particularly described below:

See EXHIBIT A attached hereto and by this reference made a part hereof.

The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated August 29, 2017 and recorded August 31, 2017 in the Klamath County Official Records as Document No. 2017-009850, and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantors to Grantee and Grantee’s successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance on the Property, including the standard or printed exceptions generally included therein, purchased at the time Grantors purchased the Property. The limitations contained in this paragraph expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. (Comply with the requirements of ORS 93.030) The actual consideration consists of other property or value given or promised which is the whole consideration. Grantors make this conveyance to transfer all of their interest in the Property to Grantors’ revocable living trust for estate planning purposes.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

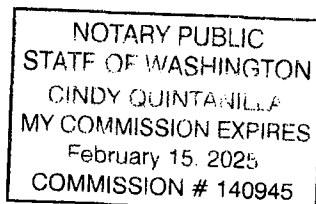
IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of DECEMBER, 2024.

Mary Mudrick
MAURY MUDRICK

Juliann Mudrick
JULIANN MUDRICK

STATE OF WASHINGTON)
County of Clallam) ss.

This instrument was acknowledged before me this 20 day of December, 2024, by MAURY MUDRICK and JULIANN MUDRICK.



[Signature]
Notary Public for Washington

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in Block 7 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-2607-001C0-09600-000 Tract 1069 Blk 7 Lot 4