

RECORDING COVER SHEET (Please Print or Type)
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Dawn R. Maupin

P.O. Box 372

Merrill, OR 97633

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Dawn R. Maupin

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Dawn R. Maupin, Trustee of the Dawn Maupin Revocable Living Trust

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ ☐ Other

5) SEND TAX STATEMENTS TO:

Dawn R. Maupin

P.O. Box 372

Merrill, OR 97633

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT Legal Description

Exhibit "B"

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER 2020-015628."

Dawn R. Maupin

Grantor

2020-015628

Klamath County, Oregon



00269982202000156280020027

12/01/2020 01:12:32 PM

Fee: \$87.00

Returned at Counter
Dawn R. Maupin, Trustee
P.O. Box 372
Merrill, Oregon 97633

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Dawn R. Maupin, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dawn R. Maupin, Trustee of the Dawn Maupin REVOCABLE LIVING TRUST hereinafter called the grantee, does 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:

PARCEL ONE: SEE THE ATTACHED EXHIBIT "A".

PARCEL TWO: SEE THE ATTACHED EXHIBIT "B".

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 grantee and grantee's 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.

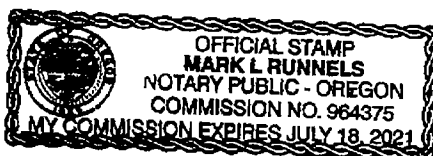
In Witness Whereof, the undersigned grantor, has executed this instrument this November 6, 2020.

Dawn R. Maupin
Dawn R. Maupin

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Dawn R. Maupin and acknowledge the foregoing instrument to be her voluntary act and deed.

(SEAL)



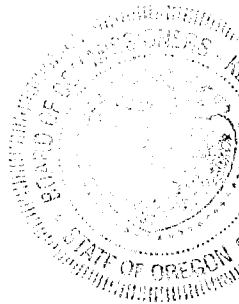
Before me: [Signature]
Notary Public for Oregon

EXHIBIT "A"

TRACT NO. "J" of BOWMAN TRACTS, being further described as follows: Beginning at an iron pin which lies East along the Section line a distance of 1672.5 and North 0 degrees 02 minutes West along the center line of McKinley Street a distance of 825 feet and East a distance of 171.75 feet from the iron monument which marks the Southwest corner of Section 1, Township 41-S., Range 10-E.W.M., and running thence; East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02 minutes West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0 degrees 02 minutes East a distance of 62.5 feet, more or less to the point of beginning, said tract being a portion of the W1/2S1/2N1/2SE1/4SW1/4 of Section 1, Township 41-S., Range 10-E.W.M., Klamath County, Oregon.

EXHIBIT "B"

TRACT NO. "I" of BOWMAN TRACTS, being further described as follows: Beginning at an iron pin which lies East along the Section line a distance of 1672.5 and North 0 degrees 02 minutes West along the center line of McKinley Street a distance of 887.5 feet and East a distance of 171.75 feet from the iron monument which marks the Southwest corner of Section 1, Township 41-S., Range 10-E.W.M., and running thence; East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02 minutes West a distance of 115.75 feet to an iron pin; thence West 62.5 feet to an iron pin; thence South 0 degrees 02 minutes East a distance of 62.5 feet, more or less to the point of beginning, said tract being a portion of the W1/2S1/2N1/2SE1/4SW1/4 of Section 1, Township 41-S., Range 10-E.W.M., Klamath County, Oregon.



State of Oregon

County of Klamath

I hereby certify that instrument #2020-015628,
recorded on 12/1/2020, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 19th, 2025


Rochelle Long

EXHIBIT "A"

TRACT NO. "J" of BOWMAN TRACTS, being further described as follows: Beginning at an iron pin which lies East along the Section line a distance of 1672.5 and North 0 degrees 02 minutes West along the center line of McKinley Street a distance of 825 feet and East a distance of 171.75 feet from the iron monument which marks the Southwest corner of Section 1, Township 41-S., Range 10-E.W.M., and running thence; East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02 minutes West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0 degrees 02 minutes East a distance of 62.5 feet, more or less to the point of beginning, said tract being a portion of the W1/2S1/2N1/2SE1/4SW1/4 of Section 1, Township 41-S., Range 10-E.W.M., Klamath County, Oregon.

EXHIBIT "B"

~~TRACT NO. "I" of BOWMAN TRACTS, being further described as follows: Beginning at an iron pin which lies East along the Section line a distance of 1672.5 and North 0 degrees 02 minutes West along the center line of McKinley Street a distance of 887.5 feet and East a distance of 171.75 feet from the iron monument which marks the Southwest corner of Section 1, Township 41-S., Range 10-E.W.M., and running thence; East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02 minutes West a distance of 115.75 feet to an iron pin; thence West 62.5 feet to an iron pin; thence South 0 degrees 02 minutes East a distance of 62.5 feet, more or less to the point of beginning, said tract being a portion of the W1/2S1/2N1/2SE1/4SW1/4 of Section 1, Township 41-S., Range 10-E.W.M., Klamath County, Oregon.~~



State of Oregon
County of Klamath

hereby certify that instrument #2020-015628,
recorded on 12/1/2020, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: May 19th, 2025

Rochelle Long

Exhibit "B" - Amended

A portion the W1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being known as Tract "I" of Bowman Tracts, in the City of Merrill, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet, and North 0°02' West along the center line of McKinley Street, a distance of 887.5 feet and East a distance of 171.75 feet, from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0°02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0°02' East a distance of 62.5 feet, more or less, to the point of beginning.