

**2025-006847**

**Klamath County, Oregon**

**08/05/2025 04:07:02 PM**

**Fee: \$97.00**

**UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Mark R. Claus, Trustee  
Georgette R. Claus, Trustee  
6243 Sanderling Road  
Klamath Falls, OR 97601

**AFTER RECORDING, RETURN TO:**

Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

**WARRANTY DEED**

MARK R. CLAUS, and GEORGETTE R. CLAUS, Trustees of the MARK AND GEORGETTE CLAUS LIVING TRUST, dated June 26, 2015, amended and restated August 27, 2021, Grantors, convey and warrant to MARK R. CLAUS, and GEORGETTE R. CLAUS, Trustees of the MARK AND GEORGETTE CLAUS LIVING TRUST dated June 26, 2015, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

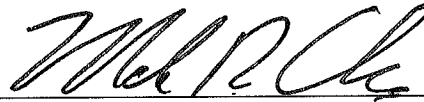
The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

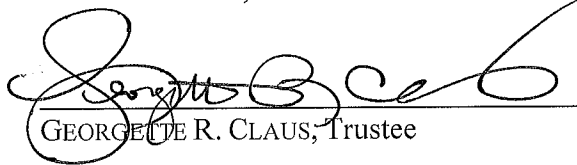
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

DATED this 5th day of August, 2025.

MARK AND GEORGETTE CLAUS LIVING TRUST,  
dated June 26, 2015, amended and restated  
August 27, 2021



MARK R. CLAUS, Trustee



GEORGETTE R. CLAUS, Trustee

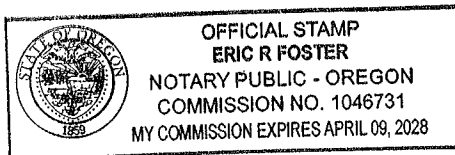
STATE OF OREGON                    )  
  ) ss.  
County of Jackson                )

On this 5th day of August, 2025, personally appeared the above-named MARK R. CLAUS, and GEORGETTE R. CLAUS, Trustees of the MARK AND GEORGETTE CLAUS LIVING TRUST, dated June 26, 2015, amended and restated August 27, 2021, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon



**EXHIBIT "A"**

Real property commonly known as 6243 Sanderling Road, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 585, Running Y Resort, Phase 5, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: 883734                      Map: 3808-010B0-01300