

Recording Requested by:
Bonnie A. Lam
Attorney for Grantor
111 N. Seventh Street
Klamath Falls, OR 97601

2017-009293
Klamath County, Oregon



00208632201700092930020025

AFTER RECORDING, RETURN TO:
Seaborn and Carol Arnold, Trustees
1298 Buck Island Drive
Klamath Falls, OR 97601

08/17/2017 09:57:31 AM

Fee: \$47.00

Until requested otherwise, send all
tax statements to:
Seaborn and Carol Arnold, Trustees
1298 Buck Island Drive
Klamath Falls, OR 97601

WARRANTY DEED

Seaborn Lynn Arnold and Carol Lynn Arnold, "Grantor," hereby conveys, grants, sells and warrants, to Seaborn Lynn Arnold and Carol Lynn Arnold, as Trustees of the *Arnold Joint Revocable Living Trust* under agreement dated July 25, 2017, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "1"

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 EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN 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 consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25 day of July, 2017.

Seaborn Lynn Arnold
SEABORN LYNN ARNOLD

Carol Lynn Arnold
CAROL LYNN ARNOLD

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 25 day of July, 2017 by
Seaborn Lynn Arnold and Carol Lynn Arnold.

Rose A. Garcia
Notary Public for Oregon
My Commission Expires: 2/27/2018



Exhibit 1

PARCEL 1:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of FRONTIER TRACTS, said point being South 0° 36' West a distance of 211.1 feet from the center 1/4 corner of said Section 10; thence South 89° 24' West a distance of 100 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of "FRONTIER TRACTS", said point being South 0° 36' West a distance of 261.1 feet from the center 1/4 corner of said Section 10; thence South 89° 24' West a distance of 100.0 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated November 14, 1955, recorded November 21, 1955 in Book 279 at page 249, Deed Records, in favor of The California Oregon Power Co., for right of way over NE 1/4 NE 1/4 SW 1/4.