

**Recording Requested by:**

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

2017-009294

## **Klamath County, Oregon**



00208633201700092940010015

**AFTER RECORDING, RETURN TO:**

**Seaborn and Carol Arisold, Trustees  
1298 Buck Island Drive  
Klamath Falls, OR 97601**

08/17/2017 09:57:41 AM

Fee: \$42.00

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 26, 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:

LOT 9 IN BLOCK 2 OF TRACT NO. 1091, LYNNEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 DELINEATE 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 )  
County of KLAMATH ) ss.  
 )

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

