

2018-004088

Klamath County, Oregon



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04/04/2018 03:23:47 PM

Fee: \$42.00

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

James and Cynthia Huntsman, Trustor/Trustee

5721 North Hills Drive

Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

James and Cynthia Huntsman, Trustor/Trustee

5721 North Hills Drive

Klamath Falls, OR 97603

WARRANTY DEED

James L. Huntsman and Cynthia R. Huntsman, "Grantor," hereby conveys, grants, sells and warrants, to James Leroy Huntsman and Cynthia Robertson Huntsman, as Trustees of the *Huntsman Joint Revocable Living Trust* under agreement dated

April 3, 2018, 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 50 in TRACT 1417 – EIGHTH ADDITION TO NORTH HILLS- PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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.


JAMES L. HUNTSMAN

4-3-18
Date


CYNTHIA R. HUNTSMAN

4-3-18
Date

STATE OF OREGON

County of KLAMATH

The foregoing instrument was acknowledged before me this 3rd day of April, 2018 by James L. Huntsman and Cynthia R. Huntsman.


Rose A. Garcia

Notary Public for Oregon

My Commission Expires: February 15, 2022

