

**2018-005234**

**Klamath County, Oregon**



00221464201800052340030035

04/30/2018 08:55:39 AM

Fee: \$52.00

**Grantor:**

James W. Lomax & Anne T. Perkins  
1220 Deer Road  
Fremont, California 94536

**Grantees:**

James W. Lomax & Anne T. Perkins, Trustees  
LOMAX-PERKINS 1991 TRUST, dated 06-25-91  
1220 Deer Road  
Fremont, California 94536

**After recording return to:**

Myatt & Bell, P.C.  
10300 SW Greenburg Rd., Ste. 500  
Portland, OR 97223

**Until a change is requested,  
send tax statements to:**

James W. Lomax & Anne T. Perkins, Trustees  
1220 Deer Road  
Fremont, California 94536

**Warranty Deed**

JAMES W. LOMAX and ANNE T. PERKINS, "Grantors," hereby convey and warrant to JAMES W. LOMAX and ANNE T. PERKINS, Trustees, or their successors in trust, under the LOMAX-PERKINS 1991 TRUST, dated June 25, 1991, and any amendments thereto, "Grantee," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

See Attached Exhibit A

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantors hereby agree that all interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantor

of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property.

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, 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.

WITNESS the hand of said Grantors on this 26<sup>th</sup> day of March, 2018.

GRANTORS:

James W. Lomax  
JAMES W. LOMAX

Anne T. Perkins  
ANNE T. PERKINS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Mateo

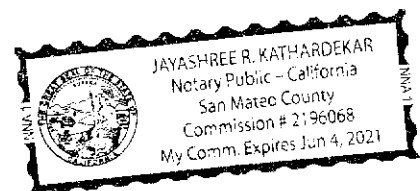
On 03/26/2018, before me, Jayashree R. Kathardekar, Notary Public, personally appeared **JAMES WHITMORE LOMAX** and **ANNE TAYLOR PERKINS** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jayashree R. Kathardekar (Seal)



## Exhibit A

A parcel of land called 1A (See ROC #1010) located in the Northwest corner of the W1/2 of the NE1/4 SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point North 89°00' West 981.6 feet from the center 1/4 corner Section 9; thence South 0°16'-112" West 447.86 feet to a point; thence North 89°20'-1/2" West 327.88 feet to a 1/2 inch iron pin; thence North 0°21' East 449 17 feet to a 1/2 inch iron pin C.W. 1/16 corner; thence South 89°00' East 327.20 feet to point of beginning. (AP #3910-9C-1100)

TOGETHER WITH a tract of land situated in the NW1/4 SW1/4 of Section 9, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of that tract of land described in deed Volume M02 Page 72445 of the Klamath County Deed records, from which the C-W 1/16 corner of said Section 9 bears North 89°20'30" West 1.73 feet and North 00°21'00" East 449.17 feet; thence South 23.45 feet to a point on an existing fence line; thence, running generally along an existing fence line, North 85°27'36" East 103.64 feet, North 86°39'33" East 99.48 feet, North 85°22'07" East 51.20 feet, North 87°30'52" East 36.80 feet and North 65°28'13" East 0.90 feet to a point on the North line of said deed Volume M02 Page 72445; thence North 89°20'30" West 291.26 feet to the point of beginning, containing 3,284 square feet, more or less.