

Returned at Counter

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

2018-014430

Klamath County, Oregon



00232637201800144300010013

11/30/2018 11:26:05 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Wyman Woodrum, Trustee

2234 Orchard Avenue

Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Wyman Woodrum, Trustee

2234 Orchard Avenue

Klamath Falls, OR 97601

WARRANTY DEED

Wyman Woodrum, "Grantor," hereby conveys, grants, sells and warrants, to Wyman L. Woodrum and Jeanne M. Woodrum, as Trustees of the *Wyman and Jeanne Woodrum Joint Revocable Living Trust* under agreement dated November 28, 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:

Industrial Block 16, Lot(s) 23 thru 25, in the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to: all those items of record and those apparent upon the land, if any, as of the date of this deed, and those shown below, if any;

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.

Wyman Woodrum
WYMAN WOODRUM

STATE OF OREGON

)

County of Klamath

) ss.
)

The foregoing instrument was acknowledged before me this 28 day of November, 2018 by Wyman Woodrum.

Rose A. Garcia

Notary Public for Oregon

My Commission Expires: February 15, 2022

