

Returned at Counter

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

2018-014434
Klamath County, Oregon



11/30/2018 11:26:23 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Wyman and Jeanne Woodrum, Trustees
2234 Orchard Avenue
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:

Wyman and Jeanne Woodrum, Trustees
2234 Orchard Avenue
Klamath Falls, OR 97601

WARRANTY DEED

Wyman Woodrum and Jeanne 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:

Lots 27 and 28, Block 22, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County 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

Jeanne Woodrum
JEANNE WOODRUM

STATE OF OREGON
County of Klamath

)
) ss.
)

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

Rose A. Garcia
Notary Public for Oregon
My Commission Expires: February 15, 2022

