

2019-001882

Klamath County, Oregon



00236302201900018820020021

03/01/2019 09:22:59 AM

Fee: \$87.00

<b>After recording return to:</b>
Lloyd Dale and Rose Ann Wilson 4347 Durfee Ave. El Monte, CA 91732
<b>Until a change is requested, all tax documents shall be sent to the following:</b>
Lloyd Dale and Rose Ann Wilson 4347 Durfee Ave. El Monte, CA 91732 Tax Acct.:

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

**Lloyd Dale Wilson and Rose Ann Wilson, Grantors, convey and warrant to Lloyd Dale Wilson and Rose Ann Wilson, Trustees of the Wilson 2019 Joint Revocable Trust dated February 1, 2019, and any amendments thereto the following described real property, free of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**


**N ½ S ½ SE ¼ Section 33, TWP36S, R12E, W.M. Ten acres M or L. Subject to a fifteen foot (15 ft.) wide easement on East boundary for mutual roadway and all other roadway purposes. Subject to utility easement. Subject to restrictions and reservations of record.**

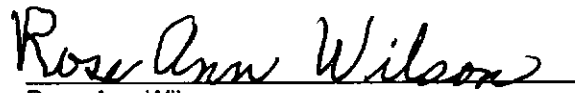
The consideration for this transfer is zero (0), this transfer being for estate planning purposes only. Grantee is a revocable inter vivos trust created for the sole benefit of Grantors during Grantors' lifetimes.

The liability and obligations of grantor 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 would be available to grantor under any policy of title insurance issued to grantee at the time grantor acquired such property. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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, AND 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 2-21-19

  
Lloyd Dale Wilson

  
Rose Ann Wilson

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 Los Angeles )

On Feb 21, 2019, before me, Shinju S. Morris, a Notary Public, personally appeared Lloyd Dale Wilson and Rose Ann Wilson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/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: \_\_\_\_\_

Shinju S. Morris

