

AFTER RECORDING, RETURN TO:

Marlin D. Wilson, Trustor/Trustee

PO Box 311

Sprague River, OR 97639

Until requested otherwise, send all

tax statements to:

Marlin D. Wilson, Trustor/Trustee

PO Box 311

Sprague River, OR 97639

2020-000791

Klamath County, Oregon



00253292202000007910010012

01/21/2020 03:00:16 PM

Fee: \$82.00

WARRANTY DEED

Marlin D. Wilson, "Grantor," hereby conveys, grants, sells and warrants, to Marlin D. Wilson, as Trustee of the *Marlin D. Wilson Revocable Living Trust* under agreement dated December 20, 2019, 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:

T. 37S., R 11 ½ E., W.M.

Section 4 and 5; portion of the NW 1/4 SW1/4NW1/4 of Section 4 and portion of the S1/2 of Lot 6 and the NE1/4SE1/4 NE1/4 of Section 5 described as follows:

Beginning at the northeast corner of the S1/2 Government Lot 6, section 5, T.37S., R11 1/2E., W.M., S 00°12' 48" W 662.08 feet to the N 1/16 corner of said section 5; thence S00°19'19" E 176.61 feet; thence S 02°54'02"E 111.41 feet; thence S 18° 17' 24" W 233.71 feet; thence S 89°54'11"W 131.43 feet; hence N 71°28'32" W 213.27 feet to a point of the easterly right -of-way of the Oregon, California and Eastern Railroad; thence northeasterly along the easterly right-of-way line of said Oregon, California and Eastern Railroad to a point on the north line of the S ½ of Government Lot 6; thence S 89°30' 38' E 176.75 feet to the point of beginning.

Containing 6.5 acres, more or less, according to the plat entitled "map of Survey, Winema National Forest, Chiloquin Ranger District, Township 37 South, Range 11 ½ East, W.M., Klamath County, Oregon," dated January 27, 1985.

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

Dated this 17 day of January, 2020.

MARLIN D. WILSON

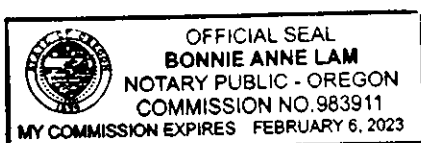
STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 17 day of January, 2020 by Marlin D. Wilson.

Notary Public for Oregon



Returned at Counter