

AFTER RECORDING, RETURN TO:

Marlin D. Wilson, Trustor/Trustee

PO Box 311

Sprague River, OR 97639

2020-000792

Klamath County, Oregon



01/21/2020 03:00:50 PM

Fee: \$82.00

Until requested otherwise, send all

tax statements to:

Marlin D. Wilson, Trustor/Trustee

PO Box 311

Sprague River, OR 97639

## 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:

**Undivided one-third (1/3) interest in forty-two and seventy-seven one-hundredths acres (42.77) unimproved land located in Klamath Falls, Oregon, more particularly described as: (Tax No 3610-3600) Key #32549, known as Parcel #3.**

**A tract of land situated in the E ½ SE ¼ of Section 32 Township 36 South, range 10 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at the Southeast corner of said Section 32; thence N 00°16' 15" E. along the East line of said Section 32, 1748.81 feet; thence N 89°11'48" W. parallel to the South line of said Section 32, 1327.06 feet to the West line of said E1/2 SE ¼; thence S 00°11'53" W. 1748.78 feet to the South line of said Section 32; thence S. 89°11'48" E. 1329.93 feet to the point of beginning, being the Southerly 53.33 acres of the E1/2SE1/4 of said Section 32, with bearings based on a solar observations.**

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

