

2020-001826

Klamath County, Oregon



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02/13/2020 03:35:40 PM

Fee: \$87.00

After Recording Return to:
Wise Cat Legal
325 Goodpasture Island Road
Eugene, OR 97401

Until a change is requested all tax statements
shall be sent to the following address:

Rebecca Baumann
4054 Scenic Dr
Eugene, OR 97404

Consideration: Other than money

WARRANTY DEED - ORS 93.850

Rebecca K. Baumann, Grantor, conveys and warrants to Rebecca K. Baumann and Silver L. Jones, Trustees of the Woodhigh Trust dated February 5, 2020, Grantees, the following described real property, free of encumbrances except as specifically set forth herein.

Lots 52 and 53 in Block 3, Tract No. 1122, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

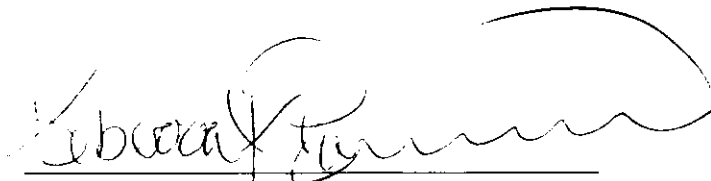
Subject to easements, conditions, and restrictions, of record.

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.

The liability and obligations of Grantors to Grantees and heirs and assigns of Grantees under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. The limitations contained herein expressly do not relieve Grantors of any

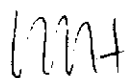
liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this February 5, 2020.


Rebecca K. Baumann

STATE OF OREGON
County of Lane

This instrument was acknowledged before me on February 5, 2020, by Rebecca K. Baumann.


Notary Public for Oregon

