

AFTER RECORDING, RETURN TO:

Donald Crawford and Linda A. Crawford, Trustor/Trustee

4128 Sheep Mountain Rd

Macdoel, CA 96058

2020-004706

Klamath County, Oregon



00257734202000047060020020

04/13/2020 03:25:43 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

Donald Crawford and Linda A. Crawford, Trustor/Trustee

4128 Sheep Mountain Rd

Macdoel, CA 96058

WARRANTY DEED

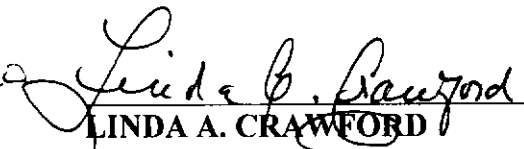
Donald Crawford and Linda A. Crawford, as husband and wife, "Grantor," hereby conveys, grants, sells and warrants, to Donald R. Crawford and Linda A. Crawford, as Trustees of the **Donald and Linda Crawford Joint Revocable Living Trust** under agreement dated March 19, 2020, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," (*while preserving all rights under Uniform Disposition of Community Rights at Death Act, ORS 112.075-775, and all other community property rights and protections*), the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A" attached hereto

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) 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 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.

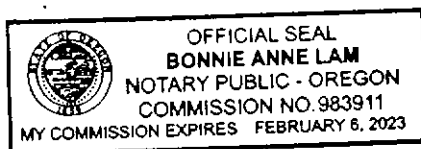
 4-7-2020  4/7/2020
DONALD CRAWFORD Date LINDA A. CRAWFORD Date

STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 7 day of April, 2020 by Donald Crawford and Linda A. Crawford.




Notary Public for Oregon

Returned at Counter

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said SW1/4, said point being North 00 degrees 08' 31" East 1517.47 feet from the Southwest corner of said Section 21; thence South 86 degrees 28' 34" East 1689.90 feet to the Westerly right of way line of the U.S.B.R. 1-N Drain; thence Southerly along said Westerly right of way line, South 26 degrees 36' East 78.00 feet and South 04 degrees 04' East 481.48 feet to the Northeast corner of property in Deed Volume M78, page 18543, Microfilm Records of Klamath County, Oregon, thence West, along the North line of said Deed Volume, 1191.46 feet to the Easterly right of way line of the Klamath Irrigation District C-4-E Lateral; thence Northerly along said Easterly lateral right of way line, North 43 degrees 05' West 725.11 feet, along the arc of a curve to the left (radius = 597.96 feet, central angle = 06 degrees 00') 62.62 feet, North 49 degrees 05' West 31.87 feet to the West line of the SW1/4 of said Section 21; thence North 00 degrees 08' 31" East 60.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Midland State Highway No. 420.