

2020-008103

Klamath County, Oregon

After recording return to:
 Thomas L. Banks and Patricia J. Banks
 2322 Hildabran Road Dairy, Oregon 97625

**WARRANTY DEED**

07/02/2020 10:39:35 AM

Fee: \$82.00

Until a change is requested, all tax statements
 shall be sent to the following address:
 Thomas L. Banks and Patricia J. Banks, Trustees

Grantees

Same address as above

KNOW ALL MEN BY THESE PRESENTS, That Thomas L. Banks and Patricia J. Banks, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Thomas L. Banks and Patricia J. Banks, Trustees, of the TP Banks Revocable Living Trust hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wits

The SE1/4 of the NE1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon. Lying Southeasterly of State Highway 140.

EXCEPTING THEREFROM that portion lying within State Highway 140 and Hilderbrand County Road No. 1059.

Subject to: Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument November 1, 2019.

Thomas L. Banks

Patricia J. Banks

STATE OF OREGON, County of Klamath)ss.

On November 1, 2019, personally appeared the above named Thomas L. Banks and Patricia J. Banks, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
 My Commission Expires, July 18, 2021

