

AFTER RECORDING, RETURN TO:

John R. Turnage & Sarah E. Turnage, Trustees

11951 Crossbill Dr

Klamath Falls, OR 97601

2020-014828

Klamath County, Oregon



00269099202000148280010017

11/13/2020 11:48:30 AM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

John R. Turnage & Sarah E. Turnage, Trustees

D. Kent Berry & E. Joyce Berry, Trustees

1020 Harbor Isles Blvd

Klamath Falls, OR 97601

WARRANTY DEED

John R. Turnage and Sarah E. Turnage, Trustees of the John and Sarah Turnage Revocable Living Trust under Agreement dated June 5, 2019, "Grantor," hereby conveys, grants, sells and warrants, to **John R. Turnage and Sarah E. Turnage, Trustees of the John and Sarah Turnage Revocable Living Trust under Agreement dated June 5, 2019, and D. Kent Berry and E. Joyce Berry, Trustees of the Berry Joint Revocable Living Trust under Agreement dated July 17, 2020,** or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," as joint tenants in common, the following real property, situated in **Klamath County, State of Oregon**, free of encumbrances except for matters of public record:

Lot 112 of TRACT NO. 1277, being a replat of Lots 35 through 42 of HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 \$ 147,185.96.

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.

 11-11-2020  11-11-2020
JOHN R. TURNAGE Date **SARAH E. TURNAGE** Date
Trustee Trustee

STATE OF OREGON

County of KLAMATH

) ss

The foregoing instrument was acknowledged before me this 11th day of November 2020 by John R. Turnage and Sarah E. Turnage.




Notary Public for Oregon

Returned at Counter