

AFTER RECORDING, RETURN TO:

Marlin D. Wilson, Trustor/Trustee

PO Box 311

Sprague River, OR 97639

2020-014829  
Klamath County, Oregon



00269100202000148290020029

11/13/2020 11:50:18 AM

Fee: \$87.00

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:

### See Exhibit "A"

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 11<sup>th</sup> day of November, 2020.

  
MARLIN D. WILSON

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of November, 2020 by  
**Marlin D. Wilson**.



  
Notary Public for Oregon

Returned in Original

Exhibit A

A tract of land in Lot 14 in the NW $\frac{1}{4}$  of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, and East a distance of 2073 feet, and South a distance of 360 feet, from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.