

**2020-016680**

**Klamath County, Oregon**



00271117202000166800020021

12/22/2020 09:50:48 AM

Fee: \$87.00

**After recording return to:**  
Strohman Ford, LLC  
1400 Executive Parkway, Suite 300  
Eugene, Oregon 97401

**Send Tax Statements to:**  
Clouston Trust  
30614 Hayes Ln  
Junction City, OR 97448

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## **WARRANTY DEED**

Tonda P. Clouston and Brad J. Clouston, Grantor, convey and warrant to Bradley J. Clouston and Tonda P. Clouston, Trustees, Clouston Trust dated December 16, 2020, Grantee, the following-described real property in Klamath County, Oregon:

The East one-half of the East one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Map & Tax Lot No.: 2508-01000-05800  
Tax Account No.: 160293

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This transfer is for estate planning purposes to a revocable grantor-type trust.

The property is free from all encumbrances except (a) zoning ordinances, building and use restrictions, easements, covenants, conditions, and restrictions of record; (b) conditions and restrictions apparent from a visual inspection of the property and restrictions and regulations discoverable in the public records of any governmental agency; (c) all liens and encumbrances of which Grantee has actual notice prior to receiving title; and (d) liens and encumbrances of record.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly does not relieve Grantor of any liability or obligations under this instrument, but merely defines the scope, nature, and amount of such liability or obligations.

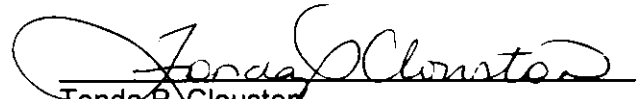
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED: December 16, 2020

GRANTOR:

  
Brad J. Clouston

  
Tonda P. Clouston

STATE OF OREGON            )  
  ) ss.  
County of Lane            )

Personally appeared before me on December 16, 2020 the above-named Brad J. Clouston and Tonda P. Clouston and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon

