

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

La Vern T. Laugsand, Trustee
174 Fairway Dr.
Grants Pass, OR 97527

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2021-006810

Klamath County, Oregon

04/30/2021 02:59:00 PM

Fee: \$87.00

WARRANTY DEED

LA VERN T. LAUGSAND, Trustee of THE LAUGSAND FAMILY TRUST DATED JUNE 11, 1997, Grantor, conveys and warrants an undivided one-half interest as a tenant in common to LA VERN T. LAUGSAND, Trustee of the LA VERN T. LAUGSAND TRUST dated April 30, 2021, and an undivided one-half interest as a tenant in common to LA VERN T. LAUGSAND, Trustee of the NORMA F. LAUGSAND TRUST dated April 30, 2021, Grantees, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs 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 true consideration for this conveyance is \$0.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30th day of April, 2021.

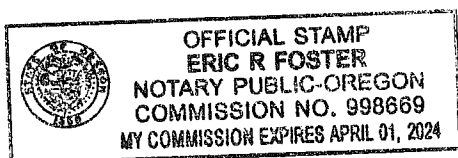
THE LAUGSAND FAMILY TRUST DATED JUNE 11, 1997

LA VERN T. LAUGSAND, TRUSTEE

STATE OF OREGON)
) ss.
County of Jackson)

On this 30th day of April, 2021, personally appeared the above-named LA VERN T. LAUGSAND, Trustee of THE LAUGSAND FAMILY TRUST DATED JUNE 11, 1997 and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Eric R Foster
Notary Public for Oregon

EXHIBIT "A"

Real property commonly known as 3435 Washburn Way, Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the SW 1/4 NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at Page 1756, Klamath County Deed Records; thence South 00 degrees 02' 15" East along the Easterly right of way line of Washburn Way a distance of 200.00 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00 degrees 02' 15" East along the Easterly right of way line of Washburn Way a distance of 125.00 feet to a 5/8 inch iron pin; thence South 89 degrees 30' 00" East parallel with the South line of said Fremont Glass & Millwork Co. Tract, a distance of 175.00 feet to a 5/8 inch iron pin; thence North 00 degrees 02' 15" West parallel with Washburn Way a distance of 125.00 feet to a 5/8 inch iron pin; thence North 89 degrees 30' 00" West a distance of 175.00 feet to the true point of beginning of this description.