

AFTER RECORDING, RETURN TO:
Miguel P. Soto, Trustor/Trustee
PO Box 259
Merrill, OR 97633

2021-007458
Klamath County, Oregon



05/10/2021 03:44:18 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Miguel P. Soto, Trustor/Trustee
PO Box 259
Merrill, OR 97633

WARRANTY DEED

Miguel Patrick Soto (*also known as Mike P. Soto*), "Grantor," hereby conveys, grants, sells and warrants, to **Miguel P. Soto**, as Trustee of the ***Miguel P. Soto Revocable Living Trust*** under agreement dated May 7, 2021, 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 GRANTEEES AND GRANTEEES' 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.

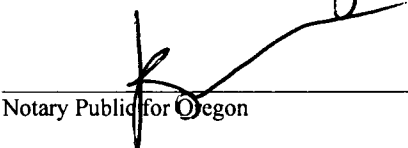
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7 day of MAY 2021.


Miguel Patrick Soto
(aka Mike P. Soto)

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 7 day of May, 2021 by
Miguel Patrick Soto.


Notary Public for Oregon

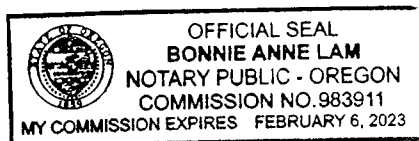


Exhibit A

Tract E of BOWMAN TRACTS, in the City of Merrill, in the County of Klamath, State of Oregon being further described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0 degrees 02' West along the center line of McKinley Street a distance of 700 feet and East a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0 degrees 02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0 degrees 02' East a distance of 62.5 feet, more or less, to the point of beginning, said tract being a portion of the W 1/2 of SE 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian.

CODE 14 MAP 4110-1CD TL 1800