

2021-010503

Klamath County, Oregon

07/06/2021 02:53:00 PM

Fee: \$97.00

WARRANTY DEED

Recording Information Required by ORS 205.234

1. Name of Transaction: Warranty Deed
2. Name of Parties:
Grantor: John V. Rossow and Ruth A. Rossow,
as tenants by the entirety

Grantee: John Rossow and Ruth Ann Rossow,
Co-Trustees of the Rossow Family
Trust dated July 6, 2021
3. Person to Whom Documents to be Returned: Hamilton W. Budge Jr.
696 Country Club Rd.
Eugene, OR 97401
4. True and Actual Consideration: Other than Money
5. Please Send Tax Statements to: John Rossow
Ruth Ann Rossow, Co-Trustees
21300 Coburg Road
Harrisburg, OR 97446

Tax Account Nos. 164048 and 164039
6. Information Required by ORS 205.125: N/A

KNOW ALL PERSONS BY THESE PRESENTS, that John V. Rossow and Ruth A. Rossow, as tenants by the entirety, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by John Rossow and Ruth Ann Rossow, Co-Trustees of the Rossow Family Trust dated July 6, 2021, hereinafter called the Grantee, does hereby grant, warrant, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, all of Grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference as though fully set forth herein.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

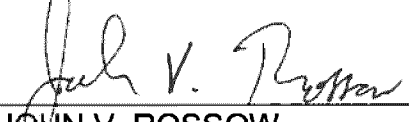
And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, subject to all encumbrances, easements, reservations and restrictions of record.


The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

The liability and obligations of 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 of 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 do not relieve Grantor of any liability or obligations under this instrument, but merely define 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of July, 2021.

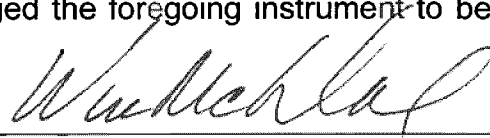


JOHN V. ROSSOW


RUTH A. ROSSOW

STATE OF OREGON)
): ss.
County of Lane)

On July 6, 2021, personally appeared the above-named John V. Rossow and Ruth A. Rossow, who acknowledged the foregoing instrument to be their voluntary act and deed. Before me.



Notary Public for Oregon

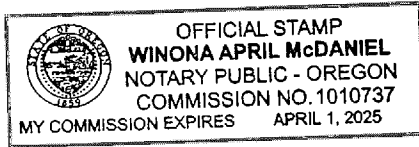


EXHIBIT "A"

Parcel 1:

Lot 17, Block 14, Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 1:

Lot 17, Block 13, Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.