

AFTER RECORDING, RETURN TO:  
**Edward Willy and Elizabeth Willy**  
10063 Westbrook Dr  
Klamath Falls, OR 97603

**2021-017090**  
Klamath County, Oregon



11/12/2021 02:14:00 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:  
**Edward Willy and Elizabeth Willy, Members**  
**Baxter James LLC**  
10063 Westbrook Dr  
Klamath Falls, OR 97603

Lam Law  
Returned at Counter

## WARRANTY DEED

**Edward Willy and Elizabeth Willy**, "Grantor," hereby conveys, grants, sells and warrants, to **Edward Willy and Elizabeth Willy**, as Members of **Baxter James LLC**, an Oregon Limited Liability Company, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

**Lot 12 in Block 8 of Tract 1079-SIXTH ADDITION TO SUNSET VILLAGE,**  
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(Situs: 3898 Rio Vista Way, Klamath Falls, Oregon 97603)

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.

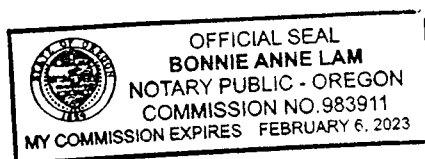
EDWARD WILLY

ELIZABETH WILLY

STATE OF OREGON  
County of KLAMATH

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 9 day of November, 2021 by Edward Willy and Elizabeth Willy.



Notary Public for Oregon