

Lam Law  
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AFTER RECORDING, RETURN TO:  
Thomas and Vonda Woodhouse, Trustor/Trustee  
PO Box 791  
Merrill, OR 97633

2022-000121  
Klamath County, Oregon



01/04/2022 03:43:33 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:  
Thomas Woodhouse and V. Denise Woodhouse, Trustor/Trustee  
PO Box 791  
Merrill, OR 97633

## WARRANTY DEED

Thomas James Woodhouse and Vonda Denise Woodhouse, "Grantor," hereby conveys, grants, sells and warrants, to Thomas J. Woodhouse and V. Denise Woodhouse, as Trustees of the *Thomas and Denise Woodhouse Joint Revocable Living Trust* under agreement dated December 6, 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"

(Situs: 332 N. Polk St, Merrill, Oregon)

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.

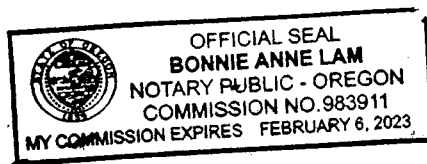
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Thomas James Woodhouse 12/6/21  
THOMAS JAMES WOODHOUSE Date

Vonda Denise Woodhouse 12/22/2021  
VONDA DENISE WOODHOUSE Date

STATE OF OREGON )  
County of KLAMATH )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December 2021 by Thomas James Woodhouse and Vonda Denise Woodhouse.



Notary Public for Oregon

EXHIBIT "A"

A tract of land being situated in Tract 17 of MERRILL TRACTS in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies West a distance of 80 feet and South 0 degrees 25' East a distance of 80 feet from the iron pin which marks the Southwest corner of Lot 5, Block 8, Second Supplementary Plat of Merrill, Oregon and running thence West at right angles to the West line of Polk Street, extended Northerly a distance of 115.75 feet to a point; thence South parallel to the Westerly line of Polk Street, extended Northerly, a distance of 125 feet; thence East at right angles to the West line of Polk Street, extended Northerly, a distance of 34 feet 11 inches, more or less, to the Westerly line of that certain parcel of land as described in the Deed recorded in Book 106 at Page 235 of Deed Records of Klamath County, Oregon, wherein the Trustee of the First Presbyterian Church of Merrill is the grantee; thence Northerly along the Westerly line of the parcel described in Deed Volume 106 at Page 235, a distance of 30.5 feet, more or less, to the Northwest corner of the parcel described in said Volume and Page; thence Easterly along the Northerly line of said portion described in said Volume and Page, a distance of 80 feet 10 inches, more or less, to the Westerly line of Polk Street, extended Northerly; thence North along the Westerly line of Polk Street, extended Northerly, a distance of 94.5 feet, more or less, to the place of beginning.