

AFTER RECORDING, RETURN TO:
James F. Staats, Trustor/Trustee
40001 Modoc Point Rd
Chiloquin, OR 97624

2022-002744
Klamath County, Oregon



00296465202200027440020024

03/04/2022 12:28:39 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
James F. Staats, Trustor/Trustee
40001 Modoc Point Rd
Chiloquin, OR 97624

WARRANTY DEED

James F. Staats, "Grantor," hereby conveys, grants, sells and warrants, to **James F. Staats**, as Trustee of the **James F. Staats Revocable Living Trust** under agreement dated March 2 2022, 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"

Commonly known as: 40001 Modoc Point Road, Chiloquin, OR 97624

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' 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 2nd day of MARCH 2022.


JAMES F. STAATS

STATE OF OREGON

)

) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me this 2 day of MARCH 2022
by **James F. Staats**.

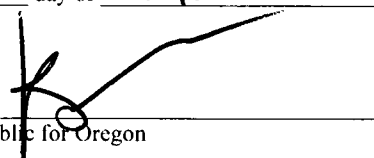

Notary Public for Oregon

Exhibit A

Beginning at the North 1/4 corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South $89^{\circ}56'41''$ East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South $11^{\circ}51'08''$ East, on said right of way line a distance of 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South $5^{\circ}48'34''$ East a distance of 330.11 feet from the North line of said Section 31; thence North $5^{\circ}48'34''$ West, on said East right of way line a distance of 330.11 feet to the North line of said Section 31; thence South $89^{\circ}56'41''$ East a distance of 959.70 feet to the point of beginning.