

Lam Law  
Returned at Counter

AFTER RECORDING, RETURN TO:  
**James and Cynthia Wilkinson, Trustor/Trustee**  
PO Box 674  
Keno, OR 97627

Until requested otherwise, send all tax statements to:  
**James and Cynthia Wilkinson, Trustor/Trustee**  
PO Box 674  
Keno, OR 97627

**2022-003536**  
**Klamath County, Oregon**



03/23/2022 12:23:43 PM

Fee: \$82.00

## WARRANTY DEED

**James A. Wilkinson and Cynthia S. Wilkinson**, "Grantor," hereby conveys, grants, sells and warrants, to **James Wilkinson and Cynthia Wilkinson**, as Trustees of the **James and Cynthia Wilkinson Trust** under agreement dated May 15, 2013, 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:

**Parcel 3 of Land Partition 54-91, situated in the N ½ of the NW ¼ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

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.

James A. Wilkinson 3/16/2022      C. Wilkinson 3/16/22  
James A. Wilkinson      Date      Cynthia S. Wilkinson      Date

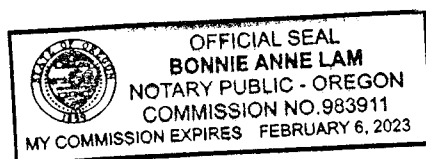
STATE OF OREGON

County of KLAMATH

)  
) ss.  
)

The foregoing instrument was acknowledged before me this

16 day of March, 2022 by **James A. Wilkinson and Cynthia S. Wilkinson**.



[Signature]  
Notary Public for Oregon