

**2022-005454**

**Klamath County, Oregon**

**04/29/2022 12:29:01 PM**

**Fee: \$87.00**

**Grantor:**

Sharon K. Olberg  
22685 SW Mountain Creek Rd  
Sherwood, OR 97140

**Grantees:**

Sharon K. Olberg & Sheri K. Herauf, Trustees  
Olberg Living Trust, dated 04-08-22  
22685 SW Mountain Creek Rd  
Sherwood, OR 97140

**After recording return to:**

Myatt & Bell, P.C.  
10300 SW Greenburg Rd., Ste. 500  
Portland, OR 97223

**Until a change is requested,**

**send tax statements to:**

Sharon K. Olberg & Sheri K. Herauf, Trustees  
22685 SW Mountain Creek Rd  
Sherwood, OR 97140

**Warranty Deed**

SHARON K. OLBERG, "Grantor," hereby conveys and warrants to SHARON K. OLBERG AND SHERI K. HERAUF, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE OLBERG LIVING TRUST, DATED 04-08-22, "Grantee," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

All that property as described as the East half of the Northwest quarter, of the Northwest quarter of the Southwest quarter, (E. 1/2 N.W. 1/4, N.W. 1/4, S.W. 1/4), of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, located in Klamath County, Oregon

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash. The Trust is for the Grantor's benefit.

The liability and obligations of the 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 extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to

Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

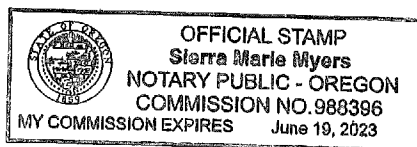
WITNESS the hand of said Grantor on this 8<sup>th</sup> day of April, 2022.

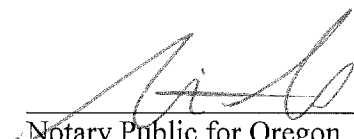
GRANTOR:

  
SHARON K. OLBERG

STATE OF OREGON                     )  
  )       ss.  
COUNTY OF WASHINGTON        )

The forgoing instrument was acknowledged before me on this 8<sup>th</sup> day of April, 2022, by SHARON K. OLBERG.



  
Notary Public for Oregon  
My commission expires: 6/19/2023