

2022-007129

Klamath County, Oregon

06/08/2022 08:59:01 AM

Fee: \$87.00

After recording, return to:

Mega Kronsteiner
Attorney at Law
444 N. 4th Street
Coos Bay, OR 97420

Send tax statements to:

John and Susan Tomlin, Trustee
2166 Madrona Street
North Bend, Oregon 97459

The true consideration for this conveyance is Zero Dollars [\$0]

WARRANTY DEED

JOHN W. TOMLIN and **SUSAN M. TOMLIN**, husband and wife, GRANTORS, convey and warrant to **JOHN W. TOMLIN** and **SUSAN M. TOMLIN**, Trustees (or any successor Trustee) of the Tomlin Family Trust under agreement dated January 13, 2022, as amended, GRANTEES, the following described real property in Klamath County Oregon described in the deed whereby Grantor acquired title to the property from The Pennbrook Company, an Oregon corporation, dated August 12, 1999, recorded in Klamath County, Oregon on August 24, 1999 in volume M99, at page 34257.

Subject to encumbrances as set forth in said deed.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND 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

