2022-007129

06/08/2022 08:59:01 AM

Klamath County, Oregon

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

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

Dated: January 13, 2022.

JOHN TÓMLIN

SUSAN TOMLIN

STATE OF OREGON

) ss.

County of Coos

On the 13th day of January 2022, personally appeared before me the above named **JOHN W. TOMLIN** and **SUSAN M. TOMLIN** and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL STAMP
PATRICTA D SHAY
NOTARY PUBLIC-OREGON
COMMISSION NO. 978080
MY COMMISSION EXPIRES AUGUST 19, 2022

Notary Public for Oregon