

**2022-008055**

**Klamath County, Oregon**

06/30/2022 11:54:01 AM

Fee: \$92.00

**MAIL TAX STATEMENTS TO:**

Richard E. & Sharon N. Marrs  
Marrs Living Trust  
1232 Barnabas St NW  
Salem, OR 97304

**AFTER RECORDING RETURN TO:**

Freeman Green, Attorney  
Freeman Green Law, LLC  
525 Glen Creek Road NW  
Suite 200  
Salem, OR 97304

**WARRANTY DEED**

***Richard E. Marrs and Sharon N. Marrs***, husband and wife, Grantors, convey to ***Richard E. Marrs and Sharon N. Marrs, Trustees of the Marrs Living Trust dated June 30, 2022, and any amendments thereto***, Grantee, any and all of the Grantor's interest in the following described real property situated in the County of Klamath State of Oregon:

**See attached "Exhibit A"**

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is ZERO.

The following is the notice as required by Oregon law: "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, 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 95.010 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."

WITNESS Grantors' hand this 30<sup>th</sup> day of June, 2022.

Richard E. Marrs

Richard E. Marrs

Sharon N. Marrs

Sharon N. Marrs

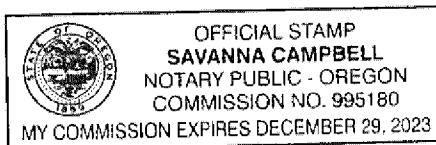
STATE OF OREGON )

)

COUNTY OF POLK )

On this 30<sup>th</sup> day of June, 2022, personally appeared the above named **Richard E. Marrs** and **Sharon N. Marrs** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Savanna Campbell

Notary Public for Oregon

My commission Expires: 12-29-23

**Exhibit A**

**Lot 114 in Block 1, Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**