AFTER RECORDING, RETURN TO: Claude and Janeane Kansaku, Trustor/Trustee PO Box 1916 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to: Claude Kansaku and Janeane Kansaku, Trustor/Trustee PO Box 1916

Klamath Falls, OR 97601

Grantor/Grantee:

Claude I. Kansaku and Janeane A. Kansaku 144 Mountain View Blvd. Klamath Falls, OR 97601

2022-008467 Klamath County, Oregon

Fee: \$82.00

07/12/2022 11:14:47 AM

WARRANTY DEED

Claude I. Kansaku, "Grantor," hereby conveys, grants, sells and warrants, to Claude I. Kansaku and Janeane A. Kansaku, as Trustees of the Claude and Janeane Kansaku Joint Revocable Living Trust under agreement dated July 8, 2022, 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:

Lot 25, BLOCK 2, TRACT 1145 NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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.

STATE OF OREGON

) ss.

County of KLAMATH

The foregoing instrument was acknowledged before me this 2022 by Claude I. Kansaku.

