

2023-001514

Klamath County, Oregon



00312167202300015140020027

03/06/2023 01:24:48 PM

Fee: \$87.00

WARRANTY DEED -- STATUTORY FORM

Grantors: PAT N. EDWARDS and GAYLE L. EDWARDS, members of EDWARDS4U, LLC, a Limited Liability Company

Grantees: PATRICK N. EDWARDS and GAYLE L. EDWARDS, Trustees

After recording return to:

PATRICK N. EDWARDS, Trustee
GAYLE L. EDWARDS, Trustee
35766 NE Plagmann Drive
Albany, OR 97322

Address for tax statements:

PATRICK N. EDWARDS, Trustee
GAYLE L. EDWARDS, Trustee
35766 NE Plagmann Drive
Albany, OR 97322

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

PAT N. EDWARDS, aka PATRICK N. EDWARDS and GAYLE EDWARDS, aka GAYLE L. EDWARDS, members of EDWARDS4U, LLC, a Limited Liability Company, Grantor, conveys and warrants to PATRICK N. EDWARDS and GAYLE L. EDWARDS, Trustees of the PATRICK and GAYLE EDWARDS Revocable Living Trust dated May 5, 2021, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Lot 1 in Block 2, TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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 THE 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 this 1st day of March, 2023.

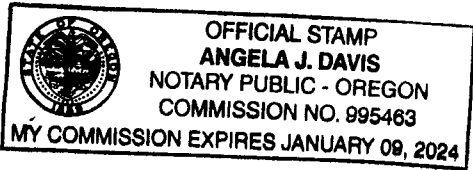
EDWARDS4U, LLC, a Limited Liability Company

By: [Signature]
PAT N. EDWARDS, aka
PATRICK N. EDWARDS, Member

[Signature]
GAYLE EDWARDS, aka
GAYLE L. EDWARDS, Member

STATE OF OREGON)
County of Lin) ss. March 1, 2023.

Personally appeared the above-named EDWARDS4U, LLC, a Limited Liability Company, by Members PAT N. EDWARDS, aka PATRICK N. EDWARDS and GAYLE EDWARDS, aka GAYLE L. EDWARDS acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission expires: 1-9-24