

AFTER RECORDING, RETURN TO:

Ned E. Baldwin & Shirley M. Baldwin, Trustor/Trustee
4208 Lombard Dr.
Klamath Falls, OR 97603

2023-001751

Klamath County, Oregon



00312460202300017510020029

03/14/2023 01:00:52 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:

Ned E. Baldwin & Shirley M. Baldwin, Trustor/Trustee
4208 Lombard Dr.
Klamath Falls, OR 97603

Returned at Counter

WARRANTY DEED

Ned E. Baldwin, "Grantor," hereby conveys, grants, sells and warrants, to Ned E. Baldwin and Shirley M. Baldwin, as Trustees of the *Ned and Shirley Baldwin Joint Revocable Living Trust* under agreement dated March 13, 2023, 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:

See Exhibit "A"

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.

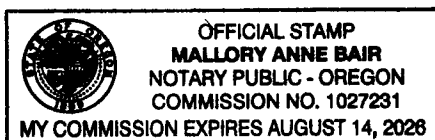
Ned E. Baldwin 3-13-23
NED E. BALDWIN Date

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 13 day of March 2023
by Ned E. Baldwin.



MBair
Notary Public for Oregon

Exhibit "A"

Lot 1, Block 5, FIRST ADDITION TO CYPRESS VILLA, together with that portion of vacated Lombard Drive adjoining said land on the Northeast, EXCEPT from Lot 1 that portion described as follows: Beginning at the Southeast corner of Lot 1, Block 5 of the First Addition to Cypress Villa, a recorded subdivision situated in the W1/2 of the SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; thence North 89° 51' West a distance of 30.63 feet; thence North 60° 50' East a distance of 26.68 feet; thence Southeasterly along a 4014.72 foot radius curve to the left a distance of 15.00 feet to the point of beginning.