

AFTER RECORDING, RETURN TO:

Robert B. Pickel Jr & Rebecca A. Trapnell, Trustor/Trustee  
1110 Community Avenue  
Klamath Falls, OR 97601

2023-002585

Klamath County, Oregon



00313476202300025850020020

04/10/2023 12:12:06 PM

Fee: \$87.00

Until requested otherwise, send all  
tax statements to:

Robert B. Pickel Jr & Rebecca A. Trapnell, Trustor/Trustee  
1110 Community Avenue  
Klamath Falls, OR 97601

Lam Law  
Returned at Counter

## WARRANTY DEED

**Rebecca A. Trapnell and Robert B. Pickel Jr**, "Grantor," hereby conveys, grants, sells and warrants, to **Robert B. Pickel Jr and Rebecca A. Trapnell**, as Trustees of the **Pickel and Trapnell Joint Revocable Living Trust** under agreement dated April 5, 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.

Rebecca A. Trapnell 4-5-23  
REBECCA A. TRAPNELL Date

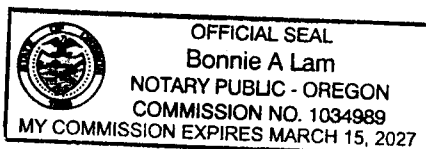
[Signature] 4/5/23  
ROBERT B. PICKEL JR Date

STATE OF OREGON )

County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 5 day of April 2023  
by **Rebecca A. Trapnell and Robert B. Pickel Jr.**

[Signature]  
Notary Public for Oregon



## Exhibit A

Parcel 1: Beginning at a point on the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian 368 feet North of the Southwest corner of said Section 18; thence East 268.7 feet; thence North 268.7 feet; thence West 268.7 feet to the said West line of Section 18; thence South along said Section line to the place of beginning, Klamath County, Oregon