

Returned at Counter  
Lam Law

AFTER RECORDING, RETURN TO:  
Roy W. Holmes and Stacey R. Holmes, Trustor/Trustee  
940 Carlson Drive  
Klamath Falls, OR 97603

2023-002875  
Klamath County, Oregon



04/18/2023 12:59:23 PM

Fee: \$87.00

Until requested otherwise, send all  
tax statements to:  
Roy W. Holmes and Stacey R. Holmes, Trustor/Trustee  
940 Carlson Drive  
Klamath Falls, OR 97603

## WARRANTY DEED

Stacey R. Holmes and Roy W. Holmes, "Grantor," hereby conveys, grants, sells and warrants, to **Roy W. Holmes and Stacey R. Holmes**, as Trustees of the **Roy and Stacey Holmes Joint Revocable Living Trust** under agreement dated April 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 GRANTEEES AND GRANTEEES' 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.

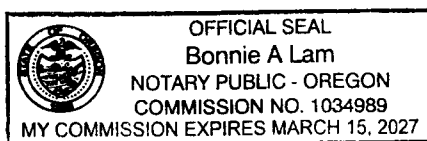
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

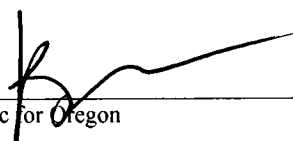
  
STACEY R. HOLMES  
4/13/2023  
Date

  
ROY W. HOLMES  
4-13-2023  
Date

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me this 13 day of April, 2023  
by **Stacey R. Holmes and Roy W. Holmes**.



  
Notary Public for Oregon

## Exhibit "A"

Unsurveyed Parcel 2 of Land Partition No. 16-11, being a replat of Parcel 3 of Minor Land Partition No. 81-34 Located in the SW 1/4 of Section 15, Section 22, The SW 1/4 of Section 23, the NW 1/4 and SW 1/4 of Section 26, and the NE 1/4 of Section 27, Township 38 South, Range 8 East and recorded January 19, 2012 Instrument No. 2012-000492, records of Klamath County, Oregon, being more particularly described as follows:

A Parcel of land situated in the SE1/4 of Section 22, the SW1/4 of Section 23, the NW1/4 of Section 26 and the NE1/4 of section 27, all in Township 38 South, Range 08 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the North 1/4 corner of said Section 26, Thence along the west line of the NW1/4 of said section 26, South 00°45'53" West, 2683.11 feet the C1/4 corner of said Section 26; Thence along the south line of said NW1/4, North 89°05'37" West, 1992.43 feet to a point on the northeasterly right-of-way line of State Highway 140; Thence, along said right-of-way line the following seven (7) courses, North 34°56'34" West, 277.85 feet; Thence North 28°04'01" West, 501.20 feet; Thence North 32°04'16" West, 1700.00 feet; Thence North 30°38'21" West, 800.25 feet; Thence North 26°59'30" West, 451.77 feet; Thence North 36°58'13" West, 351.28 feet; Thence North 34°31'31" West, 602.14 feet; Thence leaving said right-of-way line, North 48°51'38" East, 2542.13 feet; Thence South 01°17'53" West, 374.80 feet; Thence South 01°14'00" West, 1293.31 feet to the NW corner of the SW1/4 SW1/4 of said Section 23; Thence along the north line of said SW1/4 SW1/4, South 89° 09' 27" East, 1320.42 feet to the NE corner of said SW1/4 SW1/4; Thence along the east line of said SW1/4 SW1/4, South 01°14'00" West, 1293.32 feet to the SE corner of said SW1/4 SW1/4; Thence along the north line of said Section 26, South 89°09'27" East, 1320.41 feet to the point of beginning.