

Returned at Counter

Lam Law

AFTER RECORDING, RETURN TO:  
Dean H. Wendt and Diane P. Wendt, Trustor/Trustee  
4621 Villa Dr  
Klamath Falls, OR 97603

Until requested otherwise, send all  
tax statements to:  
Dean H. Wendt and Diane P. Wendt, Trustor/Trustee  
4621 Villa Dr  
Klamath Falls, OR 97603

2023-003649

Klamath County, Oregon



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05/12/2023 12:37:54 PM

Fee: \$82.00

## WARRANTY DEED

Dean Wendt and Diane Wendt, "Grantor," hereby conveys, grants, sells and warrants, to Dean H. Wendt and Diane P. Wendt, as Trustees of the *Dean and Diane Wendt Joint Revocable Living Trust* under agreement dated May 10, 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:

**Lot 4 in Block 12 of TRACT NO. 1026, THE MEADOWS, 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.

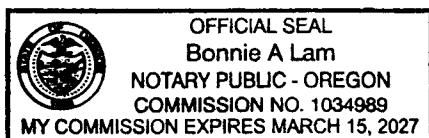
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dean H. Wendt 5/10/23  
DEAN WENDT Date

Diane Wendt 5-10-2023  
DIANE WENDT Date

STATE OF OREGON )  
County of KLAMATH ) ss.  
)

The foregoing instrument was acknowledged before me this 10 day of May 2023 by Dean Wendt and Diane Wendt.



[Signature]  
Notary Public for Oregon