

Returned at Counter

**After Recording, return to:**

Bonnie A Lam, Attorney for Grantor/Successor Trustee  
111 N. 7<sup>th</sup> Street  
Klamath Falls, OR 97601

**2023-004310**

**Klamath County, Oregon**



00315504202300043100010015

06/06/2023 12:21:53 PM

Fee: \$82.00

**Grantor:**

Bonnie A. Lam, Successor Trustee of  
Marlin D. Wilson Trust dated 12/20/2019  
111 N. 7<sup>th</sup> Street  
Klamath Falls, OR 97601

**Until requested otherwise, send all  
tax statements to Grantee at:**

Marvel Perez  
PO Box 991  
Madras, OR 97741

---

**TRUSTEE'S WARRANTY DEED**

---

**Bonnie A. Lam, duly acting and serving as successor trustee of the Marlin D. Wilson Trust dated December 20, 2019, hereinafter referred to as "Grantor," hereby conveys, grants, sells and warrants, to Marvel Perez, hereinafter referred to as "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:**

**Parcel 1: Southerly 15' of Easterly 50' Lot 2, Easterly 50' of Lots 3, 4 and 5, all in Block 2, Sprague River, according to the official plat thereof on file in the records of Klamath County, Oregon.**

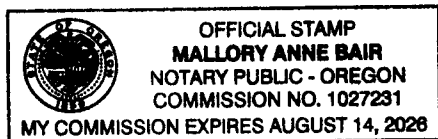
**Parcel 2: Lots 6, 7 and 8 all in Block 2, Sprague River, Oregon according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

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.

Dated this 5 day of June 2023.




  
**BONNIE A. LAM**  
Successor Trustee

STATE OF Oregon  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 5 day of June 2023 by

Bonnie A. Lam.

  
Notary Public for Oregon  
My Commission Expires: 8/14/2026