

Returned at Counter  
Lam Law

AFTER RECORDING, RETURN TO:

Larry D. Sprout and Roxanne W. Sprout, Trustor/Trustee  
2909 Corvallis St  
Klamath Falls, OR 97601

Until requested otherwise, send all  
tax statements to:

Larry D. Sprout and Roxanne W. Sprout, Trustor/Trustee  
2909 Corvallis St  
Klamath Falls, OR 97601

2023-007152

Klamath County, Oregon



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08/21/2023 01:36:31 PM

Fee: \$82.00

## WARRANTY DEED

Larry D. Sprout and Roxanne W. Sprout, "Grantor," hereby conveys, grants, sells and warrants, to **Larry D. Sprout and Roxanne W. Sprout**, as Trustees of the **Larry and Roxanne Sprout Joint Revocable Living Trust** under agreement dated August 18, 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:

**Lots 7 and 8, Block 10, KLAMATH LAKE ADDITION to the City of Klamath Falls, 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.

Larry D. Sprout 8-18-23  
LARRY D. SPROUT Date

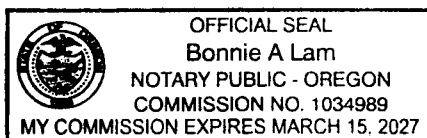
Roxanne W. Sprout 8/18/23  
ROXANNE W. SPROUT Date

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 18 day of August 2023  
by Larry D. Sprout and Roxanne W. Sprout.



[Signature]  
Notary Public for Oregon