

After recording, return to:  
David W. Smiley  
168 NW Greenwood Avenue  
Bend, OR 97703



00319192202300074150020025

08/29/2023 10:36:01 AM

Fee: \$87.00

Until a change is requested, all tax statements  
shall be sent to the following address:

JOHN C. MCLAUGHLIN  
PO BOX 3419  
LA PINE OR 97739

## WARRANTY DEED

JOHN C. MCLAUGHLIN, as tenants by the entirety, Grantor, conveys and warrants to JOHN C. MCLAUGHLIN, Trustee, or Successor in Trust, of the JOHN C. MCLAUGHLIN REVOCABLE TRUST U/A/D AUGUST 23, 2023, as amended or restated, Grantee, the following described real property situated in Klamath County, Oregon:

Lot 7, Block 17, Second Addition to River Pine Estate, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map and Taxlot: 2309-013C0-06300  
Account: 230432

Grantor conveys the property to Grantee subject to all exceptions to coverage contained in Grantor's policy or policies of the title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of the title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which accurate survey or inquiry of parties in possession of the property would disclose.

The liability and obligations of the Grantor to Grantee and Grantee's 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 Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instruments, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is \$0 and other good and valuable consideration (this being a transfer for estate planning purposes).

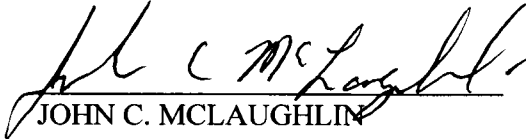
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO**

**WARRANTY DEED**

**INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 55, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

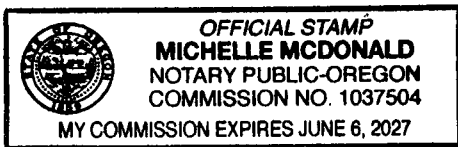
DATED this 23<sup>rd</sup> day of August, 2023.


Grantor:

  
JOHN C. MCLAUGHLIN

STATE OF OREGON           )  
  ) ss.  
County of Deschutes       )

This instrument was signed and acknowledged before me this 23<sup>rd</sup> day of August, 2023, by JOHN C. MCLAUGHLIN, as Grantor.



  
Notary Public for Oregon  
My Commission Expires: June 6, 2027