

Returned at Counter

Lam Law

AFTER RECORDING, RETURN TO:

James Thornton and Kathleen Thornton, Trustor/Trustee

5155 S. Etna

Klamath Falls, OR 97603

Until requested otherwise, send all  
tax statements to:

James Thornton and Kathleen Thornton, Trustor/Trustee

5155 S. Etna

Klamath Falls, OR 97603

2023-007646

Klamath County, Oregon



00319450202300076460020022

09/01/2023 10:25:25 AM

Fee: \$87.00

## WARRANTY DEED

James L. Thornton and Kathleen J. Thornton, "Grantor," hereby conveys, grants, sells and warrants, to **James L. Thornton and Kathleen J. Thornton**, as Trustees of the **James and Kathleen Thornton Joint Revocable Living Trust** under agreement dated August 30, 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 GRANTEE(S) 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 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.

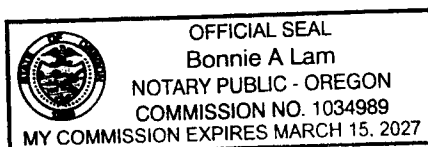
James L. Thornton 8-30-23 Kathleen Thornton 8-30-2023  
JAMES L. THORNTON Date KATHLEEN J. THORNTON Date

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 30 day of August 2023  
by James L. Thornton and Kathleen J. Thornton.



[Signature]  
Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS", a subdivision in Klamath County, Oregon; thence South along the East boundary of the said "SUMMERS HEIGHTS" a distance of 138.55 feet to an iron pin; thence leaving said boundary and running North 76° 26' East 140.4 feet to an iron pin; thence North 14° 15 ½' West 85.0 feet to an iron pin on the Southerly right of way of the U.S.B.R. A-3 Lateral; thence North 78° 31' West along said Southerly right of way of the said A-3 Lateral, a distance of 117.87 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land for road purposes being more particularly described as follows: Beginning at the Northeast corner of Summers Heights Subdivision; thence South along Summers Heights Subdivision 138.55 feet; thence North 76° 26' East 25.72 feet; thence North 127.42 feet; thence North 78° 31' West 25.51 feet to the point of beginning.

**PARCEL 2:**

A parcel of land in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS" a subdivision of Klamath County, Oregon; thence South 78° 31' East along the Southerly right of way of the USBR A-3 Lateral a distance of 117.87 feet to an iron pin which is the true point of beginning of this description; thence leaving said right of way of said lateral South 14° 15 ½' East 85.0 feet to an iron pin; thence North 76° 26' East 76.0 feet to an iron pin on the Westerly right of way of the said USBR A-3-D Lateral; thence North 29° 28' East along said Westerly right of way 64.6 feet, more or less to its intersection with the Southerly right of way of the USBR A-3 Lateral; thence following the said Southerly right of way of said A-3 Lateral around a 27° 31 ½' curve to the right and whose long chord bears North 84° 28' West 44.3 feet to an iron pin; thence North 78° 31' West 19.33 feet to the true point of beginning of this description.

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