

2023-008126

Klamath County, Oregon

When recorded return to:
Secure Legacy Law Group, P.C.
805 SW Broadway, Suite 2400
Portland, Oregon 97205



00320033202300081260010011

09/18/2023 11:22:13 AM

Fee: \$82.00

Until further notice mail tax statements to:
Randy G. Nand Frances K. Lawson
6940 SW Norwood Road
Tualatin, Oregon 97062

WARRANTY DEED

Randy G. Lawson and Frances K. Lawson, Grantors, convey and warrant to Frances K. Lawson and Randall G. Lawson, Trustees of the Frandy Lawson Trust dated September 1, 2023, and any amendments thereto, Grantees, the following real property situated in the County of Klamath, State of Oregon (the "Property"):

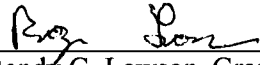
Lot 3, Block 49, 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

The true consideration of this conveyance is None.
This conveyance is made for estate planning purposes only.

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 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 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

DATED: September 1, 2023

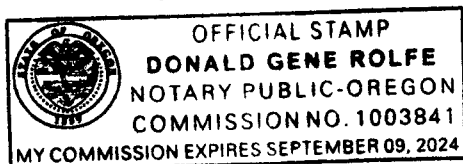

Randy G. Lawson, Grantor

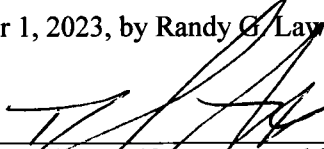

Frances K. Lawson, Grantor

State of Oregon)
) ss.
County of Multnomah)

This instrument was acknowledged before me on September 1, 2023, by Randy G. Lawson and Frances K. Lawson, as grantors.

WITNESS my hand and official seal.




Donald G. Rolfe, Notary Public
My Commission expires: September 9, 2024