

AFTER RECORDING, RETURN TO:  
Jimmy Dale Johnston, Trustor/Trustee  
C/o Bonnie A. Lam  
111 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601

2023-008727  
Klamath County, Oregon



10/09/2023 02:04:37 PM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:  
Jimmy Dale Johnston, Trustor/Trustee  
2524 Crosby  
Klamath Falls, OR 97603

Lam Law  
Returned at Counter

## WARRANTY DEED

Jimmy Dale Johnston, "Grantor," hereby conveys, grants, sells and warrants, to **Jimmy D. Johnston**, as Trustee of the **Jimmy D. Johnston Revocable Living Trust** under agreement dated October 9, 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:

**Lot 17 in Block 9 of TRACT 1127- NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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.

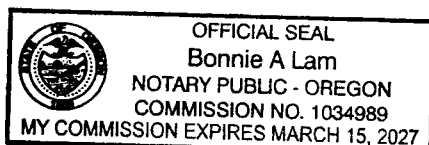
  
JIMMY DALE JOHNSTON

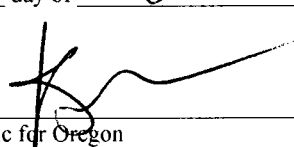
STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of Oct 2023  
by Jimmy Dale Johnston.



  
Notary Public for Oregon