

2023-008979

Klamath County, Oregon



00321064202300089790010013

10/18/2023 09:56:08 AM

Fee: \$82.00

Larry D. King and Bonnie L. King

Grantors

Larry D. King and Bonnie L. King, Trustee

800 Quail Point Drive

Klamath Falls, OR 97601

Grantees

After recording return to:

Grantees

Until a change is

requested, all tax statements shall be sent to:

Larry D. King and Bonnie L. King, Trustee

800 Quail Point Drive, Klamath Falls, OR 97601

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Larry D. King and Bonnie L. King, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Larry D. King and Bonnie L. King, Trustees of the L and B KING LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 13, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk Klamath County, Oregon, BEING A REPLAT OF parcel 2 of Land Patition 27-93 and Lots 18-26, BLOCK 10 OF Buena Vista Addition, situated in the SW1/4 of section 19 and the NW1/4 of section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this October 17, 2023.

Larry D. King

Bonnie L. King

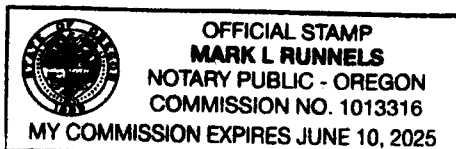
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Larry D. King and Bonnie L. King and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 17 day of October, 2023.

(S E A L)

Before me:   
Notary Public for Oregon



Mark Runnels  
Returned at Counter