

AFTER RECORDING, RETURN TO:  
**David and Joanne Kingman, Trustor/Trustee**  
C/o Bonnie A. Lam  
111 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601

**2023-009116**  
**Klamath County, Oregon**



00321220202300091160010012

10/23/2023 12:30:18 PM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:

**David J. Kingman & Joanne M. Kingman**  
**Trustors/Trustees**  
4345 Lombard Drive  
Klamath Falls, OR 97603

## WARRANTY DEED

**David Kingman and Joanne Kingman**, "Grantor," hereby conveys, grants, sells and warrants, to **David J. Kingman and Joanne M. Kingman**, as Trustees of the **David and Joanne Kingman Joint Revocable Living Trust** under agreement dated October 18, 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 7 and the N1/2 of Lot 8 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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.

  
\_\_\_\_\_  
DAVID KINGMAN


  
\_\_\_\_\_  
JOANNE KINGMAN

STATE OF OREGON

County of KLAMATH

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 18 day of October, 2023 by Joanne Kingman and David Kingman.

  
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Notary Public for Oregon

My Commission Expires: 3/15/2027

