

Returned at Counter

2023-010180
Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Jeffery and Dena Haudenschild, Trustor/Trustee
c/o Lam Law Office PC
3547 North Ridge Drive
Klamath Falls, OR 97601



00322487202300101800010011

11/27/2023 01:53:05 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Jeffery L. Haudenschild & Dena K. Haudenschild, Trustor/Trustee
3547 North Ridge Drive
Klamath Falls, OR 97601

WARRANTY DEED

Dena Haudenschild and Jeffery L. Haudenschild, "Grantor," hereby conveys, grants, sells and warrants, to **Jeffery L. Haudenschild and Dena K. Haudenschild**, as Trustees of the **Jeffery and Dena Haudenschild Joint Revocable Trust** under agreement dated November 22, 2023, and as amended or restated, 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:

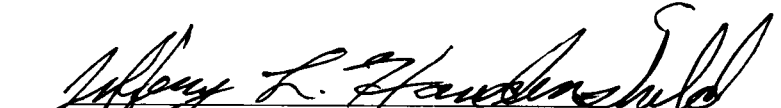
Lot 1 of TRACT 1306, SECOND ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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


DENA HAUDENSHILD

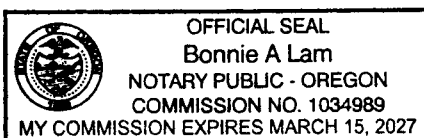

JEFFERY L. HAUDENSHILD

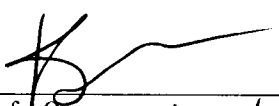
STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 22 day of November, 2023 by Dena Haudenschild and Jeffery L. Haudenschild.




Notary Public for Oregon

My Commission Expires: 3/15/2027