AFTER RECORDING, RETURN TO: Trace and Debra Pederson, Trustor/Trustee 19441 Eagle Ridge Rd Klamath Falls, OR 97601

2023-010762 Klamath County, Oregon

00323153202300107620010017

12/15/2023 01:18:41 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to: Trace and Debra Pederson, Trustor/Trustee 19441 Eagle Ridge Rd Klamath Falls, OR 97601

WARRANTY DEED

Debra Pederson and Trace Pederson, "Grantor," hereby conveys, grants, sells and warrants, to Trace L. Pederson and Debra J. Pederson, as Trustees of the Trace and Debra Pederson Joint Revocable Living Trust under agreement dated December 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:

Parcel 1 of Partition No. 19-97, in the SE 1/4 and the SE 1/4 NE 1/4, Section 34, Township 36 South, Range 7 East of the Willamette Meridian, 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.

DEBRA PED

TRACE PEDERSON

STATE OF OREGON

County of KLAMATH

) ss.

The foregoing instrument was acknowledged before me this

20.23 by Debra Pederson and Trace Pederson.

OFFICIAL SEAL Bonnie A Lam NOTARY PUBLIC - OREGON COMMISSION NO. 1034989 MY COMMISSION EXPIRES MARCH 15, 2027

Public for Oregon My Commission Expires: 3