

2024-001479

Klamath County, Oregon

Grantor:

James D. Sprott  
Penny M. Lee-Sprott  
PO Box 716  
La Pine, OR 97739



00325458202400014790020022

02/26/2024 12:35:35 PM

Fee: \$87.00

Grantee:

James Sprott and  
Penny Lee-Sprott, Trustees  
Sprott Revocable Trust  
PO Box 716  
La Pine, OR 97739

**WARRANTY DEED**

JAMES D. SPROTT and PENNY M. LEE-SPROTT, Grantors, convey and warrant to James Sprott and Penny Lee-Sprott, Trustees, or successors in trust, of the Sprott Revocable Trust dated February 16, 2024, Grantee, the following described real property situated in Klamath County, State of Oregon:

**Lot 34 in Block 4 Tract 1060 Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE 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 GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this deed is to place real property in a revocable living trust. Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: <sup>P.O. Box 716</sup> 144926 Greenwood Rd., La Pine, OR 97739.

*{Signature Page Follows}*

**RECORD AND RETURN TO:**

**ETLAW LLC**

**1001 SW Disk Drive, Suite 250  
Bend, OR 97702**

DATED this 16th day of February, 2024.

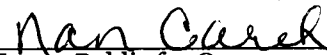
  
JAMES D. SPROTT

  
PENNY M. LEE-SPROTT

STATE OF OREGON     )  
County of Deschutes    ) ss.

On this 16th day of February, 2024, personally appeared the above named JAMES D. SPROTT and PENNY M. LEE-SPROTT and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon 30, 2024  
Aug Aug  
exp nc

RECORD AND RETURN TO:  
**ETLAW LLC**  
1001 SW Disk Drive, Suite 250  
Bend, OR 97702