

2024-002270

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

James and Margaret Connell, Trustor/Trustee

5028 Sora Loop

Klamath Falls, OR 97601



00326483202400022700010014

03/26/2024 11:44:20 AM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

James and Margaret Connell, Trustor/Trustee

5028 Sora Loop

Klamath Falls, OR 97601

WARRANTY DEED

James T. Connell and Margaret S. Connell, "Grantor," hereby conveys, grants, sells and warrants, to James T. Connell and M. Susan Connell, as Trustees of the *James and Susan Connell Joint Revocable Living Trust* under agreement dated March 25, 2024, 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 1311, TRACT 1444, RUNNING Y RESORT PHASE 4, 4th ADDITION, 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.


JAMES T. CONNELL


MARGARET S. CONNELL

STATE OF OREGON

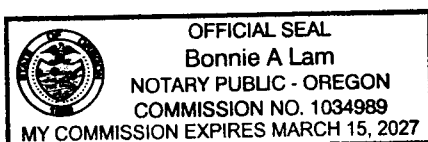
)

) ss.

County of KLAMATH

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The foregoing instrument was acknowledged before me this 25 day of March, 2024 by **James T. Connell** and **Margaret S. Connell**.



Notary Public for Oregon

My Commission Expires: 3/15/2027