

Returned at Counter  
Lam Law

2024-002599  
Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Harry A. Caldwell & Debra L. Caldwell, Trustor/Trustee  
8220 Washburn Way  
Klamath Falls, OR 97603



04/08/2024 12:23:57 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:  
Harry A. Caldwell & Debra L. Caldwell, Trustor/Trustee  
8220 Washburn Way  
Klamath Falls, OR 97603

Situs: 2424 Washburn Way, Klamath Falls, OR 97603

## WARRANTY DEED

Harry A. Caldwell and Debra L. Caldwell "Grantor," hereby conveys, grants, sells and warrants, to Harry A. Caldwell and Debra L. Caldwell, as Trustees of the *Harry and Debra Caldwell Joint Revocable Living Trust* under agreement dated April 5, 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:

### See Exhibit "A"

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.

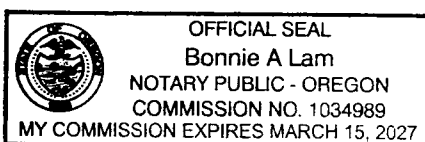
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Harry A. Caldwell  
HARRY A. CALDWELL

Debra L. Caldwell  
DEBRA L. CALDWELL

STATE OF OREGON )  
County of KLAMATH ) ss.  
)

The foregoing instrument was acknowledged before me this 5th day of April, 2024 by **Harry A. Caldwell and Debra L. Caldwell.**



Notary Public for Oregon  
My Commission Expires: 3/15/2027

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A TRACT OF LAND SITUATED IN LOT 1, BLOCK 2, TRACT 1080, WASHBURN PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00° 03' 00" EAST, ALONG THE WESTERLY LINE OF WASHBURN WAY, 175.00 FEET; THENCE NORTH 89° 55' 10" WEST 250.00 FEET; THENCE SOUTH 00° 03' 00" WEST 175.00 FEET TO THE NORTHERLY LINE OF CROSBY AVENUE; THENCE SOUTH 89° 55' 10" EAST 250.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE SUBDIVISION PLAT OF SAID TRACT 1080, WASHBURN PARK.**

**LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF KLAMATH FALLS AND ITS SUCCESSORS AND ASSIGNS A DEDICATION DEED ROAD RIGHT-OF-WAY, RECORDED DECEMBER 14, 2006 IN 2006-24749, RECORDS OF KLAMATH COUNTY, OREGON.**