

Returned at Counter
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2024-002600

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

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



00326906202400026000020028

04/08/2024 12:24:02 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: 8220 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

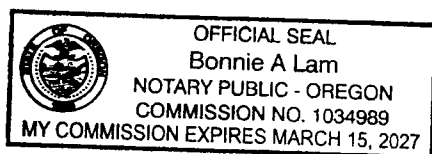
Debra L. Caldwell
DEBRA L. CALDWELL

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

PARCEL 1:

All that portion of Lot 9, Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying in the SE 1/4 of the SE 1/4 of said Section, and West of the Diversion Canal of the U.S.R.S. and all of Lot 1, Section 28, said township and Range.

PARCEL 2:

The SE 1/4 of the NE 1/4 lying Easterly of the East Lateral (C-4-E) of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT 12 acres more or less, conveyed by Leona E. Dutton, et vir, to Cora Farley by Deed recorded in Book 94 at Page 589, Deed Records of Klamath County, Oregon. ALSO the N 1/2 of the SE 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian. RESERVING those portions conveyed to the United States of America by deed from C. A. Poindexter, recorded in Book 34 at Page 318, Deed Records of Klamath County, Oregon, by deed from C. A. Poindexter, recorded October 18, 1912 in Book 38 at Page 85, Deed Records of Klamath County, Oregon, and by deed from Leona E. David, a widow, recorded February 28, 1931 in Book 93 at Page 575, Deed Records of Klamath County, Oregon. ALSO EXCEPTING portion of above described property conveyed to United States of America by Final Judgment in Condemnation recorded July 12, 1950 in Book 240 at Page 188, Deed Records of Klamath County, Oregon.

CODE 164 MAP 3909-2800 TL 400

CODE 164 MAP 3909-2800 TL 1800

CODE 164 MAP 3909-2100 TL 2300