AFTER RECORDING, RETURN TO: **John and Judi Beiter**, Trustees c/o Lam Law Office PC 111 N. 7th St Klamath Falls, OR 97601

00328835202400041840010016

00328835202400041840010016

Klamath County, Oregon

2024-004184

05/24/2024 04:11:57 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

John Beiter III and Juli Bressler-Beiter, Settlors/Trustees
PO Box 305
32140 Rivers Dr
Chiloquin, OR 97624

WARRANTY DEED

John T. Beiter, "Grantors," hereby conveys, grants, sells and warrants, to John T. Beiter III and Juli Bressler-Beiter, Co-Trustees of the JOHN AND JULI BEITER FAMILY TRUST, UAD December 17, 2007, 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:

Parcel 2 of LAND PARTITION 28-92 located in the SW ¼ of Section 20, Township 35 South, Range 7 East, 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.

Dated this 23	_ day 01	1119	2024.
John T. BEITER	ester	<u></u>	

STATE OF OREGON) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 2024 by **John T. Beiter**.

Notary Public for Oregon

My Commission Expires:

Returned at Counter

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