2024-004899 Klamath County, Oregon

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

00329702202400048990010017

06/17/2024 02:03:38 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Rolland R. Cox Jr & Linda J. Cox, Trustor

Rolland R. Cox Jr & Linda J. Cox, Trustors/Trustees 2640 Nile St.
Klamath Falls. OR 97603

WARRANTY DEED

Parcel 1 of Land Partition 6-02, said Land Partition being a replat of Parcels 1 and 2 of Land Partition 36-01, Parcel 2 of Land Partition 46-91 and Parcel 3 of Land Partition 10-95 as adjusted by Property Line adjustment 40-96, situated in the SW ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the 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.

Rolland R. Cox Jr

Linda J. Cox

STATE OF OREGON) ss County of KLAMATH)

The foregoing instrument was acknowledged before me Bowle A. Law (Name of Journey) this ______ day of ______ day of ______ 2024 by Rolland R Cox Jr and Linda J. Cox.

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

Notary Public for Oregon

My Commission Expires: