

Lam Law PC
Returned at Counter

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

2024-005072
Klamath County, Oregon



00329918202400050720010010

06/24/2024 03:02:58 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Aaron Tesman and Linda Tesman, Trustors/Trustees
7329 Peregrine Heights
Klamath Falls, OR 97601

WARRANTY DEED

Aaron F. Tesman and Linda M. Tesman, "Grantors," hereby conveys, grants, sells and warrants, to **Aaron Tesman and Linda Tesman, trustees of the AARON TESMAN AND LINDA TESMAN REVOCABLE TRUST, UAD April 3, 2009**, 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 46, Tract 1460-GRAY ROCK PHASE 3, 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.



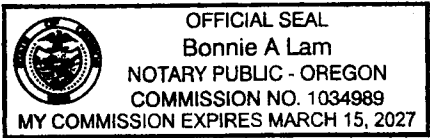
AARON F. TESMAN

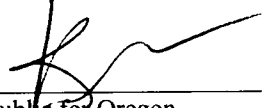


LINDA M. TESMAN

STATE OF OREGON)
) ss.
County of KLAMATH)

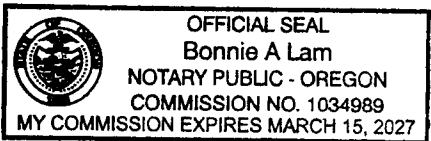
The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 21 day of June 2024 by **Aaron F. Tesman**.

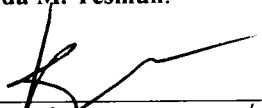




Notary Public for Oregon
My Commission Expires: _____

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 14 day of June 2024 by **Linda M. Tesman**.





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