

2024-006223

Klamath County, Oregon

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830



00331239202400062230020023

07/18/2024 11:10:51 AM

Fee: \$87.00

Grantors:

Davie Leon Landis and Deborah M. Stevenson
PO Box 176
Bonanza, OR 97623

Mail tax statements to Grantees:

Davie Leon Landis and Deborah Marie Stevenson, Trustees
PO Box 176
Bonanza, OR 97623

WARRANTY DEED

Davie Leon Landis and Deborah M. Stevenson, hereinafter called Grantors, do hereby grant, convey, and warrant a one-half undivided interest unto Davie Leon Landis and Deborah Marie Stevenson, Trustees of the Leon Landis Living Trust dated July 16, 2024, and a one-half undivided interest unto Deborah Marie Stevenson and Davie Leon Landis, Trustees of the Deborah Stevenson Living Trust dated July 16, 2024, hereinafter called Grantees, and unto Grantees' heirs, successors, and assigns in that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The SW1/4 SE1/4, SE1/4 SW1/4 and all that portion of the W1/2 SW1/4 of Section 28, which lies Northeasterly of the County Road known as the Bonanza-Lorella Road; All that portion of the N1/2 NW14 and SE1/4 NW1/4 of Section 33 which lies Northeasterly of the County Road known as the Bonanza-Lorella Road; All in Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from encumbrances except covenants, easements, and restrictions of record.

To Have and to Hold the same unto said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to living trusts, and there is no consideration for the transfer.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST

FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

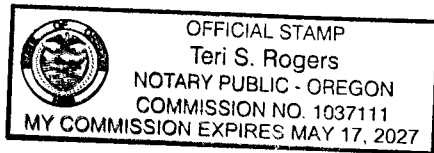
In Witness Whereof, Grantors have executed this instrument this July 16, 2024.

Davie Leon Landis
Davie Leon Landis

Deborah M. Stevenson
Deborah M. Stevenson

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is acknowledged before me on this 16th day of July, 2024, by Davie Leon Landis and by Deborah M. Stevenson, Grantors.



Teri S. Rogers
Notary Public for Oregon
My Commission Expires: May 17, 2027