

WARRANTY DEED

Recording Information Required by ORS 205.234

1. Name of Transaction: Warranty Deed
2. Name of Parties:
Grantor: Kevin Brooks, also known as Kevin N. Brooks
Grantee: Kevin N. Brooks, Trustee of the Kevin N. Brooks Trust dated July 31, 2024
3. Person to Whom Documents to be Returned: Hamilton W. Budge, Jr.
PO Box 10567
Eugene, OR 97440
4. True and Actual Consideration: Other than Money
5. Please Send Tax Statements to: Kevin N. Brooks, Trustee
2260 South Louis Lane
Eugene, OR 97405
Tax Account Nos. 163913; 163904; 158000
6. Information Required by ORS 205.125: N/A

KNOW ALL PERSONS BY THESE PRESENTS, that Kevin Brooks, also known as Kevin N. Brooks, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Kevin N. Brooks, Trustee of the Kevin N. Brooks Trust dated July 31, 2024, hereinafter called the Grantee, does hereby grant, warrant, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference as though fully set forth herein

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, subject to all encumbrances, easements, reservations and restrictions of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

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.

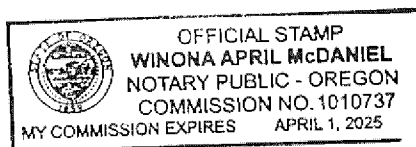
IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of July, 2024.

Kevin N Brooks
Kevin Brooks, also known as
Kevin N. Brooks

STATE OF OREGON)
 : ss.
County of Lane)

July 31, 2024

Personally appeared the above-named Kevin Brooks, also known as Kevin N. Brooks, who acknowledged the foregoing instrument to be his voluntary act and deed. Before me.



Win McDaniel
Notary Public for Oregon

EXHIBIT A

Parcel 1 (Tax Account 163913):

Lot 9, Block 14, TRACT NO. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel 2 (Tax Account 163904):

Lot 21, Block 14, TRACT NO. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel 3 (Tax Account 158000):

Lot 5, Block 4, TRACT NO. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon