

Returned at Counter  
Lam law 7/28

AFTER RECORDING, RETURN TO:  
Carlos Barajas Hernandez/Julia Diane Barajas, Trustor/Trustee  
c/o Bonnie A. Lam  
111 N. 7<sup>th</sup> St.  
Klamath Falls, OR 97601



08/29/2024 02:51:03 PM Fee: \$82.00

Until requested otherwise, send all  
tax statements to:  
Carlos Barajas Hernandez & Julia D. Barajas, Trustor/Trustee  
Carlos and Julia Barajas Joint Revocable Living Trust  
5717 Alva Ave.  
Klamath Falls, OR 97603

WARRANTY DEED

Carlos H. Barajas and Julia D. Barajas, "Grantor," hereby conveys, grants, sells and warrants, to Carlos Barajas Hernandez and Julia D. Barajas, as Trustees of the *Carlos and Julia Barajas Joint Revocable Living Trust* under agreement dated August 28, 2024, 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 10 IN BLOCK 2 OF CASA MANANA, 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.

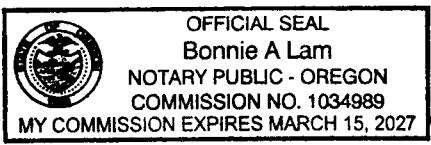
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Carlos H Barajas  
CARLOS H. BARAJAS

Julia D. Barajas  
JULIA D. BARAJAS

STATE OF OREGON )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me Bonnie A. Lam this 28 day of August 2024 by Carlos H. Barajas and Julia D. Barajas.



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