

2024-007822

Klamath County, Oregon

09/06/2024 12:45:02 PM

Fee: \$87.00

Grantor:

WILLIAM KENT PHILLIPPS and
LINDA GAIL PHILLIPPS
785 SW Spruce St
Clatskanie, OR 97016

Grantee:

W. KENT PHILLIPPS and
LINDA G. PHILLIPPS, Trustees
PHILLIPPS LIVING TRUST, DATED 05-18-24
785 SW Spruce St
Clatskanie, OR 97016

After recording return to:

Myatt & Bell, P.C.
7650 SW Beveland St., #250
Portland, OR 97223

**Until a change is requested,
send tax statements to:**

W. KENT PHILLIPPS and
LINDA G. PHILLIPPS, Trustees
785 SW Spruce St
Clatskanie, OR 97016

Warranty Deed

W. KENT PHILLIPPS and LINDA G. PHILLIPPS, husband and wife, "Grantors," hereby convey and warrant to W. KENT PHILLIPPS and LINDA G. PHILLIPPS, Trustees, or their successors in trust, under the PHILLIPPS LIVING TRUST, DATED 05-18-24, and any amendments thereto, "Grantee," the following real property situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

Lot #26: W1/2 E1/2 N1/2 SW1/4 SW1/4 Section 10, TWP25S, R8E, W. M.
Five acres m or L Subject to a thirty foot (30 ft.) wide easement parallel and along North and South boundary for mutual roadway and all roadway purposes. and subject to a twenty foot (20 ft.) easement across property for power utility use.

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantors hereby agree that all interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash. The Trust is for the Grantor's benefit.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS the hand of said Grantors on this 20th day of May, 2024.

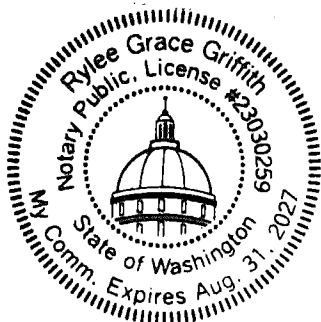
GRANTORS:

W Kent Phillipps
W. KENT PHILLIPPS

Linda G. Phillipps
LINDA G. PHILLIPPS

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

The forgoing instrument was acknowledged before me on this 20th day of May, 2024, by W. KENT PHILLIPPS and LINDA G. PHILLIPPS.



Rylee Griffith
Notary Public for Washington
My commission expires: 08-31-2027