

After Recording, Return To:
Megan M. Withroder, Attorney
Thorp Purdy Jewett, et al.
1011 Harlow Road, Suite 300
Springfield, OR 97477

Send All Tax Statements To:
No Change

**SPECIAL WARRANTY DEED
(Statutory Form)**

Jerry A. Alsup, Grantor, conveys and specially warrants to Jerry A. Alsup, Trustee of The Jerry A. Alsup Living Trust Dated October 10, 2024, Grantee, free of encumbrances except as specifically set forth herein, certain real property located in Klamath County, Oregon, commonly known as 123920 Calico Court, Crescent Lake, Oregon, described as follows:

“Lot 3, Block 5, TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.”

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The trust consideration for this conveyance is: Estate Planning.

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, AND 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, AND SECTIONS

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

DATED this 10th day of October, 2024.

Jerry A. Alsup
Jerry A. Alsup, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me on the 10th day of October, 2024, the above-named **Jerry A. Alsup**, as Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Robyn L Bennett
Notary Public – State of Oregon

