

Lam Law
Returned at Counter

AFTER RECORDING, RETURN TO:
Scott Norman Edgar & Katharine Marie Edgar
Trustor/Trustee
1778 Etna Avenue
Klamath Falls, OR 97603

2024-010648
Klamath County, Oregon



00336562202400106480010014

12/09/2024 01:43:11 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:
Scott Norman Edgar & Katharine Marie Edgar, Trustee
c/o Brian H. Edgar and Robert W. Edgar
PO Box 716
Tulelake, CA 96134

WARRANTY DEED

Scott N. Edgar "Grantor," hereby conveys, grants, sells and warrants, to **Scott Norman Edgar** and **Katharine Marie Edgar**, as Trustees of the Edgar Living Trust, under agreement dated March 3, 2022, 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:


That certain cabin, boat house, boat dock and other personal property located upon Lot 7, Block 0, Lake O' Woods summer home sites, Winema National Forest.

Tax Account R-71167

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.

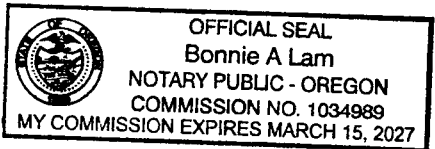
The true consideration for this conveyance is \$0 per trust agreement.


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.


Scott N. Edgar

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam this 4 day of December, 2024 by **Scott N. Edgar**.




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