2024-010894

Klamath County, Oregon 12/17/2024 10:50:02 AM

Fee: \$87.00

MAIL TAX STATEMENTS TO:

James F. Clough and Jill Ann Clough 61405 Cultus Lake Ct. Bend, OR 97702

AFTER RECORDING RETURN TO:

Brent S. Kinkade, Attorney Saalfeld Griggs PC 404 SW Columbia Street, Suite 150 Bend, Oregon 97702

WARRANTY DEED

James F. Clough and Jill Ann Clough, as tenants by the entirety, Grantors, convey and warrant to James F. Clough and Jill A. Clough, Trustees of the Clough Revocable Trust dated December 16, 2024, Grantee, any and all of the Grantors' interest in the following described real property situated in the County of Klamath, State of Oregon:

Lots 7 through 12, inclusive, Block 10 and Lots 1 and 2, Block 11, CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated Nungesser Avenue and Chelsea Street adjacent thereto.

SAVING AND EXCEPTING any portion located within U.S. Highway 97, Westside Bypass and Eastside Bypass.

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, together with any liens or encumbrances of record in Klamath County records.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration is for estate planning purposes.

The following notice is required by Oregon law: "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."

WITNESS Grantors' hand this 16th day of December, 2024.

James F. Clough

Jill Ann Clough

STATE OF OREGON) ss.

COUNTY OF KLAMATH)

On this 16th day of December, 2024, personally appeared the above-named *James F. Clough* and *Jill Ann Clough*, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

OFFICIAL STAMP
MARKAY H EVERETT
NOTARY PUBLIC - OREGON
COMMISSION NO. 1035221
MY COMMISSION EXPIRES MARCH 20, 2027

Notary Public for Oregoh

My Commission Expires: MARCH 20, 2077