

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.

