

Returned at Counter

AFTER RECORDING, RETURN TO:
c/o Bonnie A. Lam, Lam Law Office PC
Jonathan Stuart Branigar, Trustor/Trustee
4403 Carlon Way
Klamath Falls, OR 97603

2025-002885
Klamath County, Oregon



04/18/2025 01:05:49 PM Fee: \$87.00

Until requested otherwise, send all tax statements to:
Jonathan Stuart Branigar, Trustor/Trustee
4403 Carlon Way
Klamath Falls, OR 97603

WARRANTY DEED

Jonathan S. Branigar, "Grantor," hereby conveys, grants, sells and warrants, to Jonathan S. Branigar, as Trustees of the *Jonathan S. Branigar Revocable Living Trust* under agreement dated April 17, 2025, 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:

See Exhibit "A"

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.

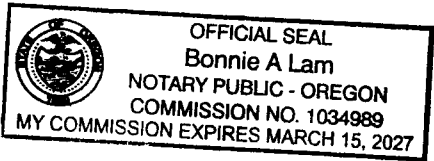
The true consideration for this conveyance is \$0 per trust agreement.

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.

Jonathan S. Branigar

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam this 17 day of April, 2025 by **Jonathan S. Branigar**.



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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 27, SUMMERS HEIGHTS, described as follows: Beginning at an iron pin on the southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County, Oregon and running thence: Westerly along Carlon Way 82.5 feet to an iron pin; thence Northerly and parallel to the West line of said Lot 28 a distance of 136.5 feet to an iron pin on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral to an iron pin at the northwest corner of Lot 28, SUMMERS HEIGHTS; thence Southerly along the West line of said Lot 28 a distance of 145.8 feet to the point of beginning.

PARCEL 2

Beginning at an iron pin on the Southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County Oregon, and running thence; Westerly along the North line of Carlon Way 82.5 feet to an iron pin, which is the true point of beginning of this description; thence continuing Westerly along the North line of Carlon Way a distance of 6 feet to a point; thence Northerly 136.5 feet to a point on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral a distance of 6 feet to an iron pin; thence Southerly and parallel with the West line of said Lot 28 a distance of 136.5 feet to the point of beginning.