

2025-004183

Klamath County, Oregon

GRANTORS NAME AND ADDRESS

TIMOTHY J. THOM
REBECCA J. THOM aka BECKY THOM
23939 Merrill Pit Road
Merrill, Oregon 97633



00342510202500041830020027

06/03/2025 09:50:14 AM

Fee: \$87.00

GRANTEES NAME AND ADDRESS

TIMOTHY THOM AND BECKY THOM, Trustees of the
TIMOTHY AND BECKY THOM TRUST
23939 Merrill Pit Road
Merrill, Oregon 97633

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
23939 Merrill Pit Road
Merrill, Oregon 97633

WARRANTY DEED - STATUTORY FORM

TIMOTHY J. THOM and REBECCA J. THOM aka BECKY THOM, Grantors, convey and warrant to TIMOTHY THOM AND BECKY THOM, Trustees of the TIMOTHY AND BECKY THOM TRUST uad 06-03-25 Grantees, all of that certain real property described as follows:

The S ½ NW ¼ NW ¼ NE ¼ of Section 15, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Account No. 102203 Map and Tax lot 4110-01500-00800

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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."

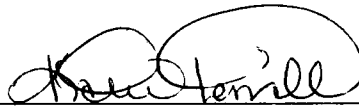

TIMOTHY J. THOM, Grantor


REBECCA J. THOM aka BECKY THOM, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3rd day of June, 2025, by **TIMOTHY J. THOM** and **REBECCA JOY THOM aka BECKY THOM**, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27