

2025-005753

Klamath County, Oregon

07/07/2025 11:13:02 AM

Fee: \$97.00

After Recording Return To:

Scott Howard
Kivel & Howard LLP
1530 SW Taylor Street
Portland, Oregon 97205

**Until a change is requested all tax statements
shall be sent to the following address:**

No Change

Assessor No. 577174

WARRANTY DEED

Mark A. Matlick and Anne S. Matlick, Husband and Wife, Grantors, convey and warrant to Mark A. Matlick and Anne S. Matlick, Trustees of the Matlick Family Trust dated ~~May~~ ^{June} 17, 2025, Grantees, the real property commonly known as 4910 Summers Lane, Klamath Falls, Oregon 97603, which is more fully described as the following real property situated in the County of Klamath, State of Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto

The Property is free of encumbrances except easements, rights of way, restrictions and encumbrances of record and the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors 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 Grantor under a standard policy of title insurance, including the standard or printed exceptions generally included therein. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

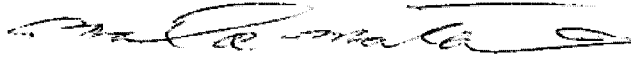
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Grantor makes this conveyance in order to transfer the Property to Grantor's revocable living trust.


IN WITNESS WHEREOF, the Grantor has executed this instrument this 17 day of ~~May~~ ^{June}, 2025.

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. 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."



Mark A. Matlick



Anne S. Matlick

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 17th day of ^{June}~~May~~, 2025, by Mark A. Matlick and Anne S. Matlick, Grantors.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 10-15-28

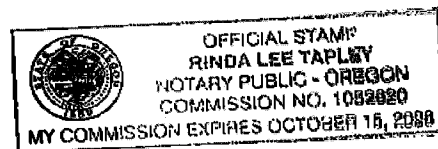


Exhibit A

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0 degrees 10' East along the section line a distance of 983.9 feet and North 86 degrees 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: continuing North 88 degrees 39' West a distance of 275.4 feet to an iron pin; thence South 0 degrees 10' East parallel to the section line a distance of 78.4 feet to an iron pin; thence South 88 degrees 39' East a distance of 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0 degrees 10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning.