2025-006353

Klamath County, Oregon 07/22/2025 11:33:01 AM

Fee: \$92.00

WARRANTY DEED

Recording requested and when recorded return to:

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

Erin K. MacDonald Best Best & Krieger LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702

No change

The true consideration for this conveyance is for estate planning purposes.

JOHNNY LAURANCE and GINGER LAURANCE, as tenants by the entirety, Grantors, convey and warrant to JOHNNY R. LAURANCE and GINGER A. LAURANCE, as Co-Trustees of the Laurance Revocable Trust U/T/A dated July 16, 2025, Grantees, whose address is 153242 Hackamore Lane, La Pine, OR 97739, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 14, Block 1 of Wagon Trail Acreages No. 1, Third Addition, Tract 1136 according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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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.

DATED this 16th day of July, 2025.

STATE OF OREGON County of Deschutes

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by JOHNNY LAURANCE and GINGER LAURANCE, as tenants by the entirety.

OFFICIAL S MY COMMISSION EXPIRES NOVEMBER 9, 2026