

AFTER RECORDING, RETURN TO:
Cameron F. Wogan & Mary Lou Wogan, Trustees
 c/o Lam Law Office PC
 111 N. 7th St.
 Klamath Falls, OR 97601

2025-006455
Klamath County, Oregon



07/25/2025 01:53:28 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Cameron F. Wogan and Mary Lou Wogan, Trustees
2035 Del Moro St.
Klamath Falls, OR 97601

WARRANTY DEED

Cameron F. Wogan and Mary Lou Wogan, "Grantors," hereby conveys, grants, sells and warrants, to **Cameron F. Wogan and Mary Lou Wogan, trustee(s) of the CAMERON AND MARY LOU WOGAN JOINT REVOCABLE LIVING TRUST, UAD** July 22, 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:

**Lot 19 in Block 17 of HILLSIDE 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.**

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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.


CAMERON F. WOGAN

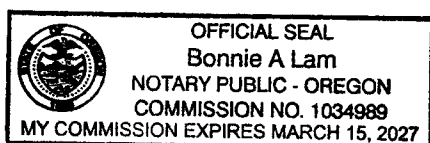

MARY LOU WOGAN

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me Bonnie H. Lim (Name of Notary) this 22 day of July 2025 by **Cameron F. Wogan and Mary Lou Wogan.**

Bonnie A. Lam

(Name of



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