Returned at Counter

2025-009549
Klamath County, Oregon

00348789202500095490010018

10/24/2025 02:36:59 PM Fee: $87.00

AFTER RECORDING, RETURN TO:
Jesse L. Swafford, Trustee
c/o Lam Law Office PC
111 N. 7th St.
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:
Jesse L. Swafford, Trustee
1718 Wiard Street
Klamath Falls, OR 97603

WARRANTY DEED

Jesse L. Swafford and Barbara Swafford, "Grantors," hereby conveys, grants, sells and warrants, to **Jesse L. Swafford, trustee(s) of the JESSE L. SWAFFORD REVOCABLE LIVING TRUST, UAD** October 23 **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 30, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Situs: *1718 Wiard St, Klamath Falls, OR 97603)*

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.

Jesse L. Swafford **Barbara Swafford**

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 23 day of October 2025 by **Jesse L. Swafford.**

OFFICIAL SEAL
Bonnie A Lam
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034989
MY COMMISSION EXPIRES MARCH 15, 2027

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

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 23 day of October 2025 by **Barbara Swafford.**

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

OFFICIAL SEAL
Bonnie A Lam
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034989
MY COMMISSION EXPIRES MARCH 15, 2027

Unofficial Copy