

AFTER RECORDING, RETURN TO:
Earl and Barbara Krauss, Trustees
5304 Blue Mt Drive
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:
Earl and Barbara Krauss, Trustees
5304 Blue Mt Drive
Klamath Falls, OR 97601

2010-002104
Klamath County, Oregon



02/09/2010 03:06:08 PM

Fee: \$37.00

WARRANTY DEED

Earl D. Krauss and Barbara J. Krauss, "Grantors," hereby conveys, grants, sells and warrants, to **Earl Dennis Krauss and Barbara Joan Krauss**, as Trustees of the ***Krauss Joint Revocable Living Trust*** under agreement dated February 9, 2010, 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 7 IN BLOCK 16, RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM THAT PORTION OF LOT 7 LYING SOUTHEASTLY OF A LINE, SAID LINE BEING A STRAIGHT LINE 30 FEET NORTHWESTERLY FROM THE PARALLEL WITH THE AS CONSTRUCTED "L" LINE SHOWN ON THE PLAT AND PROFILE OF ROGERS STREET, IMPROVEMENT UNIT #184, DATED JUNE, 1965, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY HALL, KLAMATH FALLS, 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.

Dated this 9 day of Feb., 2010.

Earl D. Krauss
EARL D. KRAUSS

Barbara J. Krauss
BARBARA J. KRAUSS

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 9th day of February, 2010 by Earl D. Krauss and Barbara J. Krauss.

Rose A. Garcia
Notary Public for Oregon

