

2012-012651

Klamath County, Oregon



00127173201200126510020021

11/14/2012 12:11:35 PM

Fee: \$42.00

2011-013180

Klamath County, Oregon



00110646201100131800010019

11/29/2011 09:23:42 AM

Fee: \$37.00

AFTER RECORDING, RETURN TO:

Bobbie Nell Allen, Trustee

1621 Johnson Avenue

Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Bobbie Nell Allen, Trustee

1621 Johnson Avenue

Klamath Falls, OR 97601

WARRANTY DEED

* Corrected *Re-record to correct legal description*

Bobbie Nell Allen, "Grantor," hereby conveys and warrants, to Bobbie Nell Allen, as Trustee of the **Bobbie Nell Allen Revocable Living Trust** under agreement dated November 23, 2011, 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, free of encumbrances except for matters of public record:

The Westerly 85 feet of Lot 4 in Block 33 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.

***And also real property described in Exhibit A (attached)**

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 23 day of November, 2011.

Bobbie Nell Allen
BOBBIE NELL ALLEN

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 23 day of November, 2011 by Bobbie Nell Allen



[Signature]
Notary Public for Oregon

My Commission Expires: 7/31/2013

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1:

The Westerly 88 feet of Lot 4 in Block 33 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.

Parcel 2:

The Westerly 89 feet of Lot 3, Block 33 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.