

AFTER RECORDING, RETURN TO:

Bonnie A. Lam, Attorney
111 N. 7th Street
Klamath Falls, OR 97601

Grantor/Grantee:

Thomas and Sheryl Della-Rose, Trustees
6563 Osprey Lane
Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Thomas and Sheryl Della-Rose, Trustees
6563 Osprey Lane
Klamath Falls, OR 97601

2014-013219

Klamath County, Oregon



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12/23/2014 01:51:11 PM

Fee: \$42.00

WARRANTY DEED

Thomas F. Della-Rose and Sheryl H. Della-Rose "Grantor," hereby conveys, grants, sells and warrants, to **Thomas F. Della-Rose and Sheryl H. Della-Rose**, as Trustees of the **Thomas Frank Della-Rose and Sheryl Heffner Della-Rose Joint Revocable Living Trust** under agreement dated December 17, 2014, 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 1 in Block 5 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 78.3 feet thereof.

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 17 day of December, 2014.

THOMAS F. DELLA-ROSE

SHERYL H. DELLA-ROSE

STATE OF OREGON)

County of KLAMATH)

) ss.
)

The foregoing instrument was acknowledged before me this 17 day of December, 2014 by **Thomas F. Della-Rose and Sheryl H. Della-Rose**.

Notary Public for Oregon

