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Fee: \$47.00

Recording Requested by:  
Bonnie A. Lam  
Attorney for Grantor  
111 N. Seventh Street  
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:  
Maria Cooney, Trustee  
PO Box 687  
Keno, OR 97627

Until requested otherwise, send all  
tax statements to:  
Maria Cooney, Trustee  
PO Box 687  
11477 White Goose Drive  
Keno, OR 97627

### WARRANTY DEED

**Maria Cooney**, "Grantor," hereby conveys, grants, sells and warrants, to **Maria Cooney**, as Trustee of the **Cooney Family Revocable Living Trust** under agreement dated October 14, 2016, 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:

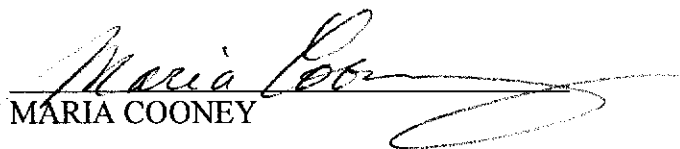
See Exhibit "A" (Commonly known as 328 Washington St, Klamath Falls, OR)

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 14 day of October, 2016.

  
MARIA COONEY

STATE OF OREGON )  
County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 14 day of October, 2016 by **Maria Cooney**.


  
Notary Public for Oregon  
My Commission Expires: 2/27/2018



Exhibit A

Portion of Lot 2, Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, and portion of Lot 7 in block 7 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning on the Southerly line of Washington Street in said City of Klamath Falls, Oregon, at the Northwest corner of said Lot 2, Block 49, FIRST ADDITION; thence Northeasterly along said line of Washington Street, 50 feet; thence Southeasterly and parallel with Fourth Street, 50 feet; thence Southwesterly and parallel with Washington Street 6.4 feet; thence Southeasterly and parallel with Fourth Street 60 feet to the Northerly line of alley through said Block 49; thence Southwesterly along said alley line 43.6 feet to Southwest corner of Lot 2 of said Block 49; thence Northwesterly and parallel with Fourth Street, 110 feet to the place of beginning