

Returned at Counter

2016-011011
Klamath County, Oregon



00193778201600110110010019

10/17/2016 11:21:01 AM

Fee: \$42.00

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:

Lot 11, Block 209, MILLS SECOND 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.

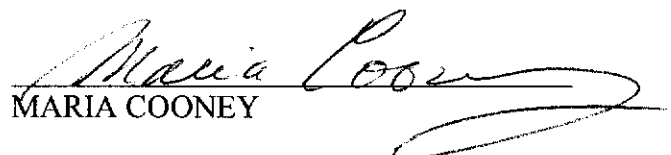
(Also known as: 2121 Radcliffe Avenue, Klamath Falls, Oregon and 2121 1/2 Radcliffe Avenue, Klamath Falls, Oregon)

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 14 day of October, 2016.

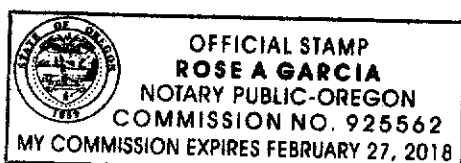

MARIA COONEY

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

22