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12/01/2016 11:50:41 AM

Fee: \$47.00

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

AFTER RECORDING, RETURN TO:  
Gerald & Katherine Fitzgerald  
8960 Highway 66  
Klamath Falls, OR 97601

Until requested otherwise, send all  
tax statements to:  
Gerald & Katherine Fitzgerald  
8960 Highway 66  
Klamath Falls, OR 97601

Returned at Counter

## WARRANTY DEED

Gerald D. Fitzgerald and Katherine M. Fitzgerald, "Grantor," hereby conveys, grants, sells and warrants, to Gerald D. Fitzgerald and Katherine M. Fitzgerald, as Trustees of the *Fitzgerald Joint Revocable Living Trust* under agreement dated November 23, 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 attached Exhibit "A."

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S) 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<sup>rd</sup> day of November, 2016.

GERALD D. FITZGERALD

KATHERINE M. FITZGERALD

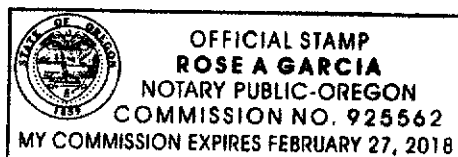
STATE OF OREGON )

County of KLAMATH )

) ss.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2016 by  
Gerald D. Fitzgerald and Katherine M. Fitzgerald.

Notary Public for Oregon  
My Commission Expires: 2/27/2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situate in the NW1/4 of the NE1/4 of Section 27, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter section corner on the North boundary of Section 27; thence due East along the section line 30 rods to the Northwest corner of that tract of real property recorded in Volume 44, page 270 of Deed Records of Klamath County, Oregon; thence South 34 degrees 41' 43" East along the West boundary of said tract of real property a distance of 521.78 feet to the Southwest corner thereof, monumented with a 1/2 inch galvanized iron pipe; thence West 241.47 feet to a 1/2 inch galvanized iron pipe which is the true point of beginning; thence North 34 degrees 41' 43" West a distance of 318.47 feet to a 1/2 inch galvanized iron pipe on the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway; thence Southwesterly along said right of way boundary a distance of 192.43 feet; thence South 41 degrees 52' East a distance of 179.16 feet; thence East 205 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by instrument recorded March 28, 1989 in Volume M89, page 5192, Microfilm Records of Klamath County, Oregon.