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2017-004272  
Klamath County, Oregon



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04/25/2017 10:07:06 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:  
Fred E. Mulkey, Trustee  
PO Box 1913  
Klamath Falls, OR 97603

Until requested otherwise, send all  
tax statements to:  
Fred E. Mulkey, Trustee  
PO Box 1913  
Klamath Falls, OR 97603

## WARRANTY DEED

Fred E. Mulkey, "Grantor," hereby conveys, grants, sells and warrants, to Fred E. Mulkey, as Trustee of the *Fred E. Mulkey Revocable Living Trust* under agreement dated April 14, 2017, 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 5, RIVER'S BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

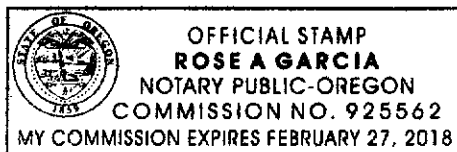
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


Dated this 14 day of APRIL, 2017.

  
FRED E. MULKEY

STATE OF OREGON )  
County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 14 day of April, 2017 by Fred E. Mulkey.



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