

Returned at Counter

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

2017-012462

Klamath County, Oregon



00212504201700124620020028

10/30/2017 10:29:05 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Stan L. Zysk and Carolyn L. Zysk, Trustees

3621 Beverly Drive

Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

Stan L. Zysk and Carolyn L. Zysk, Trustees

3621 Beverly Drive

Klamath Falls, OR 97603

WARRANTY DEED

Carolyn L. Zysk, "Grantor," hereby conveys, grants, sells and warrants, to Stan L. Zysk and Carolyn L. Zysk, as Trustees of the *Zysk Joint Revocable Living Trust* under agreement dated Oct. 26, 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:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 26 day of Oct., 2017.

  
CAROLYN L. ZYSK

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 26 day of October, 2017 by Carolyn L. Zysk.


  
Notary Public for Oregon  
My Commission Expires:



Exhibit A

Parcel 2 of Land Partition 48-94 being Lots 10, 11 and 12 in Block 2 of Plat of BEVERLY HEIGHTS, situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the North 156 feet of Parcel 2 of Land Partition 48-94 as per lot line adjustment 39-96 on file in the office of the Klamath County Planning Department.

ACCT #3809-034AB-00701

KEY #875530