

Returned at Court

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

2018-001642

Klamath County, Oregon



02/12/2018 10:05:09 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

SandyLee Ann Phelps, Trustee
1517 Gary Street
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
SandyLee Ann Phelps, Trustee
1517 Gary Street
Klamath Falls, OR 97603

WARRANTY DEED

SandyLee A. Phelps, "Grantor," hereby conveys, grants, sells and warrants, to SandyLee Ann Phelps, as Trustees of the *SandyLee Ann Phelps Revocable Living Trust* under agreement dated February 9, 2018, 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, NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk, 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 9 day of FEB, 2018.

SANDYLEE A. PHELPS

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 9th day of February, 2018 by SandyLee A. Phelps.

Rose A. Garcia
Notary Public for Oregon
My Commission Expires:

