

Returned at Counter

After Recording, return to:  
Bonnie A Lam, Attorney for Grantor  
111 N. 7<sup>th</sup> Street  
Klamath Falls, OR 97601

2019-001408  
Klamath County, Oregon



00235703201900014080010015

02/14/2019 02:09:05 PM

Fee: \$82.00

**Grantor:**

Tristram Tupper Hyde V, Successor Trustee of  
Joint Revocable Trust Agreement of John A. &  
Margaret S. Federhart dated July 31, 2009  
278 Tolstoy Lane  
Severna Park, MD 21146

Until requested otherwise, send all  
tax statements to Grantee at:

Cheryl F. Patrick  
501 Main Street #208  
Klamath Falls, OR 97601

## TRUSTEE'S WARRANTY DEED

**Tristram Tupper Hyde V, duly acting and serving as successor trustee of the Joint Revocable Trust Agreement of John A. & Margaret S. Federhart dated July 31, 2009, hereinafter referred to as "Grantor," hereby conveys, grants, sells and warrants, to Cheryl F. Patrick, hereinafter referred to as "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:**

**Doten, Block 7, Lot 27 & 28**

*(Commonly known as 15306 Highway 39, Keno, 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 5<sup>th</sup> day of February, 2019.

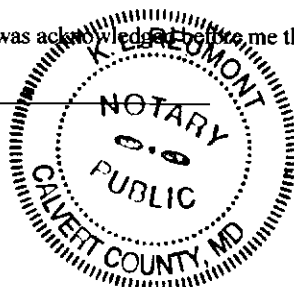
**TRISTRAM TUPPER HYDE V**  
Successor Trustee

STATE OF Maryland  
County of Calvert

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2019 by

Tristram T. Hyde



Notary Public for Maryland  
My Commission Expires: 7/21/19