

2019-001964
Klamath County, Oregon



03/04/2019 02:26:58 PM

Fee: \$82.00

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

AFTER RECORDING, RETURN TO:

Gary and Charless Long, Trustees
PO Box 1257
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:
Gary and Charless Long, Trustees
PO Box 1257
Klamath Falls, OR 97601

WARRANTY DEED

Gary D. Long and CharLess M. Long, "Grantor," hereby conveys, grants, sells and warrants, to Gary D. Long and Charless M. Long, as Trustees of the ***Gary and Charless Long Revocable Living Trust*** under agreement dated February 27, 2019, 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 7 in Block 3 of Tract No. 1002, LaWanda Hills, 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 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 27 day of Feb, 2019.

GARY D. LONG

CHARLESS M. LONG

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 27 day of February, 2019 by
Gary D. Long and CharLess M. Long.

Notary Public for Oregon
My Commission Expires: 2/6/2023

