

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

2019-004019
Klamath County, Oregon



00238928201900040190010010

04/15/2019 02:55:42 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Nellie M. Dwyer, Trustee
4840 Laverne Ave
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Nellie M. Dwyer, Trustee
4840 Laverne Ave
Klamath Falls, OR 97603

WARRANTY DEED

Nellie Mae Dwyer *also known as* Nellie M. Dwyer, "Grantor," hereby conveys, grants, sells and warrants, to Nellie M. Dwyer, as Trustees of the *Nellie Mae Dwyer Revocable Living Trust* under agreement dated April 10, 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 42, PERRY'S ADDITION TO LLOYD'S TRACTS, 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 10 day of April, 2019.

Nellie Mae Dwyer
NELLIE MAE DWYER

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by
NELLIE MAE DWYER.

Notary Public for Oregon

My Commission Expires: 2/6/2023

