

2019-007325

Klamath County, Oregon



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06/28/2019 02:14:54 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Jennifer B. Todd, Lawyer
1855 Fairgrounds Road NE
Salem, OR 97301

SEND TAX STATEMENTS TO:

Rebecca M. Hess
21684 Boulder Ct.
Bend, OR 97701

Warranty Deed

Rebecca Strong, also known as Rebecca Marie Strong, now known as Rebecca M. Hess, **Grantor**

conveys and warrants to

Rebecca M. Hess, formerly known as Rebecca M. Strong, Trustee of the Rebecca Strong Living Trust under agreement dated April 18, 2019, **Grantee**, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

The subject real property and the encumbrances excepted from this deed are described on the attached Exhibit A, which is incorporated in this deed by this reference.

The liability and obligations of the Grantor to Grantee 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 Grantor under a standard policy of title insurance containing exceptions for matters of public record. The limitations contained herein expressly do not relieve Grantor 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 transfer is value other than money.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE

UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: April 18, 2019.



Rebecca M. Hess, formerly known
as Rebecca Strong and Rebecca
Marie Strong

STATE OF OREGON

County of Deschutes

This instrument was acknowledged before me on June 17, 2019,
by Rebecca M. Hess, formerly known as Rebecca Strong and Rebecca Marie
Strong.

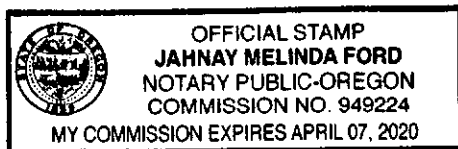

Notary Public for Oregon

Exhibit A

PARCEL 1:

Physical address: 3126 Crosby Ave., Klamath Falls, OR 97603

Legal description:

Lot 7 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof taken for the widening of Crosby Avenue, as disclosed by Order of the Board of County Commissioners recorded June 25, 1965 in Volume 362, page 462, Deed Records of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed recorded in Volume M05, page 63996, Microfilm Records of Klamath County, Oregon.

Subject to: All liens and encumbrances of public record or apparent on the property by inspection. All covenants, conditions, restrictions and/or easements, if any, affecting title, that may appear in the public record, including those shown on any recorded plat or survey.

PARCEL 2:

Physical address: 5883 Onyx Ave., Klamath Falls, OR 97603

Legal description:

Grace Park, Lot 13, Klamath County, Oregon.

Subject to: All liens and encumbrances of public record or apparent on the property by inspection. All covenants, conditions, restrictions and/or easements, if any, affecting title, that may appear in the public record, including those shown on any recorded plat or survey.