

AFTER RECORDING, RETURN TO:

Stuart W. Hansen, Trustor/Trustee

PO Box 253

Bonanza, OR 97623

Until requested otherwise, send all

tax statements to:

Stuart W. Hansen, Trustor/Trustee

PO Box 253

Bonanza, OR 97623

2019-011820

Klamath County, Oregon



00248401201900118200010017

10/09/2019 03:24:20 PM

Fee: \$82.00

WARRANTY DEED

Stuart W. Hansen, "Grantor," hereby conveys, grants, sells and warrants, to **Stuart W. Hansen**, as Trustee of the **Stuart W. Hansen Revocable Living Trust** under agreement dated October 3, 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 6 and the West 12.5 feet of Lot 7 in Block 30 of GRANDVIEW ADDITION to BONANZA, in Klamath County, Oregon according to the office plat thereof on file in the office of the County Clerk of 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 3rd day of October, 2019.


STUART W. HANSEN

STATE OF OREGON

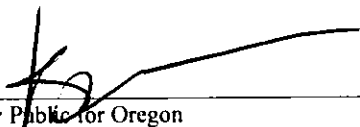
)

) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me this 3rd day of October, 2019 by **Stuart W. Hansen**.


Notary Public for Oregon

