

AFTER RECORDING, RETURN TO:

Don and Vickie Dumbeck, Trustor/Trustee

332 N. 9<sup>th</sup> Street

Klamath Falls, OR 97601

2019-013813

Klamath County, Oregon



00250801201900138130020029

11/26/2019 11:56:22 AM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

Don and Vickie Dumbeck, Trustor/Trustee

332 N. 9<sup>th</sup> Street

Klamath Falls, OR 97601

## WARRANTY DEED

DON A. DUMBECK and VICKIE L. DUMBECK, "Grantor," hereby conveys, grants, sells and warrants, to Don A. Dumbeck and Vickie L. Dumbeck, as Trustees of the *Don and Vickie Dumbeck Joint Revocable Living Trust* under agreement dated November 22, 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:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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.

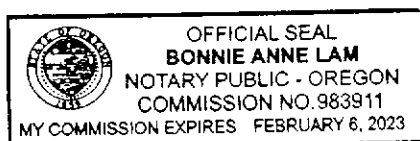
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Don A. Dumbeck 11-22-19 Vickie L. Dumbeck 11-22-19  
DON A. DUMBECK Date VICKIE L. DUMBECK Date

STATE OF OREGON )

County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 22 day of November 2019 by Don A. Dumbeck and Vickie L. Dumbeck.



[Signature]  
Notary Public for Oregon

Lam Law  
Returned at Counter

Exhibit A

PARCEL 1:

The Northwestern 40 feet of the Northeastly 59 feet of Lot 7 and the Northwestern 40 feet of Lot 8, Block 43, and the adjoining Southeastly 13.5 feet of the Northeastly 124 feet of vacated Canal Street between 8th and 9th Streets, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the most Easterly corner of Lot 1, Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence Southwesterly at right angles to Ninth Street 124 feet; thence Southeastly and parallel with Ninth Street 46 1/2 feet; thence Northeastly at right angles to Ninth Street 124 feet; thence Northwesterly along the Westerly line of Ninth Street 46 1/2 feet to the point of beginning.

Commonly known as: 332 N. 9th Street, Klamath Falls, OR 97601