

AFTER RECORDING, RETURN TO:

Don and Vickie Dumbeck, Trustor/Trustee

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

Klamath Falls, OR 97601

2019-013815

Klamath County, Oregon



11/26/2019 11:56:41 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 GRANTEE(S) 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 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  
DON A. DUMBECK Date

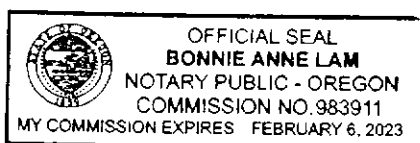
Vickie L. Dumbeck 11-22-19  
VICKIE L. DUMBECK Date

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

The Northeasterly 40 feet of the following described parcel, to-wit:

Beginning at a point 560 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12, Original Town, City of Klamath Falls; thence North 51° 15' West 61 feet; thence North 38° 45' East 120 feet; thence South 51° 15' East 61 feet; thence South 38° 45' West 120 feet, less a strip 5 feet wide off of the Northwestern side, heretofore conveyed to the city of Klamath Falls, said premises being situated in Lot 6, Block 51, NICHOLS ADDITION to the City of Klamath Falls, and said parcel herein conveyed having a frontage of 40 feet on Jefferson Street and a depth, exclusive of a strip conveyed to the City of Klamath Falls, of 56 feet.

Commonly known as: 920 Jefferson Street, Klamath Falls, OR 97601