

**2020-000771**

**Klamath County, Oregon**

01/21/2020 12:27:00 PM

Fee: \$87.00

After Recording Return to:  
Fitzwater Law  
6400 SE Lake Rd Ste 440  
Portland, OR 97222

Grantor:  
KEVIN C. HERBERT and  
ALISON M. HERBERT  
6919 SE Molt St.  
Milwaukie, OR 97267

Grantee/Send Tax Statements to:  
ALISON M. HERBERT and  
KEVIN C. HERBERT, TRUSTEE  
6919 SE Molt St.  
Milwaukie, OR 97267

#### WARRANTY DEED - STATUTORY FORM

KEVIN C. HERBERT and ALISON M. HERBERT, as Tenants by the Entirety, GRANTORS, convey and warrant to ALISON M. HERBERT and KEVIN C. HERBERT, TRUSTEES, or the successor(s) in trust, under the HERBERT FAMILY TRUST, dated January 21, 2020 and any amendments thereto, wherein ALISON M. HERBERT and KEVIN C. HERBERT are also Settlers and Beneficiaries, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

**Lot 4 in Block 9 of The Terraces, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

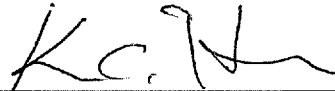
Subject to encumbrances of record.

The true and actual consideration for this conveyance is \$0.00.

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. 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.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of January, 2020.



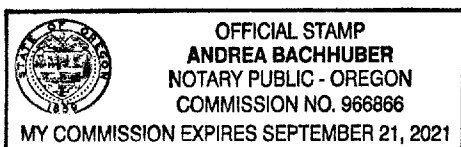
KEVIN C. HERBERT, GRANTOR



ALISON M. HERBERT, GRANTOR

STATE OF OREGON  
County of Clackamas

The foregoing instrument was acknowledged before me this 21 day of January, 2020, by KEVIN C. HERBERT and ALISON M. HERBERT, GRANTORS.



Notary Public for Oregon