

AFTER RECORDING, RETURN TO:

Jeanne H. Matchett, Trustor/Trustee

5457 American Ave

Klamath Falls, OR 97603

2020-004889

Klamath County, Oregon



00257925202000048890010016

04/16/2020 02:10:42 PM

Fee: \$82.00

Until requested otherwise, send all

tax statements to:

Jeanne H. Matchett, Trustor/Trustee

5457 American Ave

Klamath Falls, OR 97603

WARRANTY DEED

Jeanne H. Matchett, "Grantor," hereby conveys, grants, sells and warrants, to Jeanne H. Matchett, as Trustee of the *Jeanne H. Matchett Revocable Living Trust* under agreement dated April 15, 2020, 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 3 in Block 1 of TRACT NO. 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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.

Dated this 15th day of April, 2020.

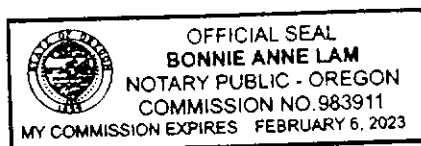

JEANNE H. MATCHETT


STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 15 day of April, 2020 by
Jeanne H. Matchett.




Notary Public for Oregon

Returned at Counter