

AFTER RECORDING, RETURN TO:

Alan and Peggy Church, Trustor/Trustee

10263 McGuire Ave.

Klamath Falls, OR 97603

2020-006466

Klamath County, Oregon



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05/26/2020 03:22:16 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Alan and Peggy Church, Trustor/Trustee

10263 McGuire Ave.

Klamath Falls, OR 97603

## WARRANTY DEED

Alan C. Church, "Grantor," hereby conveys, grants, sells and warrants, to Alan C. Church and Peggy J. Church, as Trustees of the *Alan and Peggy Church Joint Revocable Living Trust* under agreement dated May 21, 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:

Unit 10243 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM- STAGE 3, 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 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.

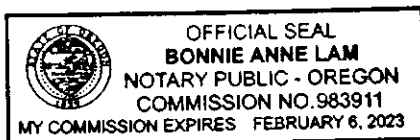
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Alan C. Church 5-21-2020  
ALAN C. CHURCH Date

STATE OF OREGON )

County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 21 day of May, 2020 by  
Alan C. Church.



[Signature]  
Notary Public for Oregon

Lam  
Bonnie Anne  
Returned at Counter