

AFTER RECORDING, RETURN TO:

Floyd Cobb, Trustor/Trustee

11003 Horizon St

Midland, OR 97634

2020-011801

Klamath County, Oregon



00265725202000118010010017

09/16/2020 03:54:43 PM

Fee: \$82.00

Until requested otherwise, send all

tax statements to:

Floyd Cobb, Trustor/Trustee

11003 Horizon St

Midland, OR 97634

WARRANTY DEED

Floyd Cobb, "Grantor," hereby conveys, grants, sells and warrants, to Floyd Cobb, as Trustee of the *Floyd Allen Cobb Revocable Living Trust* under agreement dated August 25, 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:

Lots 11 and 12 in Block 4 of RIVERVIEW SECOND ADDITION according to the official plat thereof on file in the records of Klamath County, Oregon

(Commonly known as: *2026 Beaver St, Klamath Falls, 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.

Dated this 3 day of September 2020.

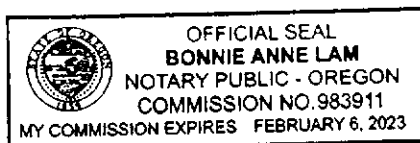

FLOYD COBB


STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 3 day of Sept 2020 by
Floyd Cobb.




Notary Public for Oregon

Returned at Counter