

AFTER RECORDING, RETURN TO:

Floyd Cobb, Trustor/Trustee

11003 Horizon St

Midland, OR 97634

2020-011803

Klamath County, Oregon



00265727202000118030020028

09/16/2020 03:56:21 PM

Fee: \$87.00

Until requested otherwise, send all

tax statements to:

Floyd Cobb, Trustor/Trustee

11003 Horizon St

Midland, OR 97634

WARRANTY DEED

Floyd Allen 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:

See Exhibit "A"

(Commonly known as: 4555 Weyerhaeuser Road, 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.

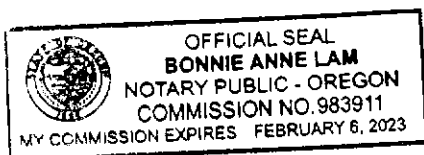

FLOYD ALLEN COBB

STATE OF OREGON

)
) ss.
)

County of KLAMATH

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




Notary Public for Oregon

Returned at Counter

Exhibit A

A parcel of land lying in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the vacated portion of West Klamath, described as follows:

Beginning at the NE 1/4 corner of the SE 1/4 of the NE 1/4 of said Section; thence North 89° 39' West 1058.26 feet to the Northeast corner of Lot 6 in Block 40 of vacated West Klamath; thence Southeasterly along the Easterly line of vacated Lot 6 to the centerline of vacated Holliday Drive; thence North 89° 34' West along said centerline to its intersection with the Easterly line of Third Street; thence Southeasterly along the Easterly line of Third Street for 542 feet; thence Northeasterly 89° 34' for 1235 feet; thence Northwesterly for 640 feet to the point of beginning.

CODE 007 MAP 3908-013AD TL 00100 KEY #495823
