

Lam Law

Returned at Counter

AFTER RECORDING, RETURN TO:
Douglas and Laurie Dean, Trustor/Trustee
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

2020-013379
Klamath County, Oregon



10/16/2020 02:40:41 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:
Douglas Dean and Laurie Dean, Trustor/Trustee
5843 Springcrest Way
Klamath Falls, OR 97603

WARRANTY DEED

Douglas Dean "Grantor," hereby conveys, grants, sells and warrants, to **Douglas A. Dean and Laurie J. Dean**, as Trustees of the ***Douglas and Laurie Dean Joint Revocable Living Trust*** under agreement dated October 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 4, MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, 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.

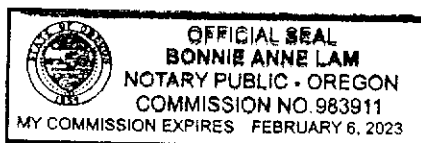
The true consideration for this conveyance is \$0 per trust agreement.

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.

Douglas A. Dean 15 Oct 2020
DOUGLAS DEAN Date

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 15 day of October 2020 by **Douglas Dean**.



[Signature]
Notary Public for Oregon