

2020-014827

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Dennis Drake & Melissa Dreyer, Trustor/Trustee

c/o Lam Law Office PC

111 N. 7th St

Klamath Falls, OR 97601



00269098202000148270020027

11/13/2020 11:48:19 AM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

Dennis Drake & Melissa Dreyer, Trustor/Trustee

PO Box 1191

Klamath Falls, OR 97601

WARRANTY DEED

Dennis W. Drake and Melissa Dreyer, "Grantor," hereby conveys, grants, sells and warrants, to Dennis W. Drake and Melissa S. Dreyer, as Trustees of the *Dennis Drake and Melissa Dreyer Joint Revocable Living Trust* under agreement dated September 1, 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"

(Situs: 6734 Cottage Avenue, Klamath Falls, 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.

<u>11/11/2020</u>	<u>11-11-2020</u>
DENNIS W. DRAKE	MELISSA DREYER
Date	Date

STATE OF OREGON

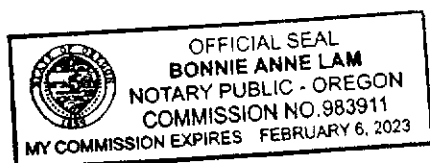
)

) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me this 11 day of November 2020 by
Dennis W. Drake and Melissa Dreyer.



Notary Public for Oregon

Returned at Counter

Exhibit A

Lot 6 in Block 3 of Tract 1103-East Hills Estate, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also that portion of Lot 5 in said Block 3 of Tract 1103-East Hills as approved in Lot Line Adjustment 8-00, described as follows:

Beginning at a point on the Southwesterly line of Lot 5, Block 3 of Tract 1103-East Hills Estates, from which Southeasterly corner of said Lot 5 bears South 48°43'56" East 26.84 feet; thence North 03°34'56" West 79.69 feet; thence North 06°33'47" East 46.31 feet; thence North 69°37'00" East 55.18 feet to the right of way line of Cottage Ave also being a point on the boundary of said Lot 5; thence along the boundary of said Lot 5, along the arc of a curve to the left (radius point bears North 53°21'23" East 50 feet and central angle equals 32°50'09") 28.85 feet, South 20°31'14" West 155.34 feet and North 48°43'5" West 26.84 feet to the point of beginning.