

AFTER RECORDING, RETURN TO:  
**Gary and Gitta Anderson, Trustor/Trustee**  
c/o Bonnie Lam  
111 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601

**2020-015454**  
Klamath County, Oregon



11/25/2020 02:13:28 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:  
**Gary Anderson and Gitta Anderson, Trustor/Trustee**  
3885 Rio Vista Way  
Klamath Falls, OR 97603

## WARRANTY DEED

**Gary Alan Anderson, "Grantor,"** hereby conveys, grants, sells and warrants, to **Gary A. Anderson and Gitta Anderson, as Trustees of the Gary and Gitta Anderson Joint Revocable Living Trust** under agreement dated November 24, 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 4 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 GRANTEE(S) AND GRANTEE(S)' 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.

  
**GARY ALAN ANDERSON** 11-24-2020  
Date

STATE OF OREGON )

County of KLAMATH )

) ss.  
)

The foregoing instrument was acknowledged before me this 24 day of November, 2020 by **Gary Alan Anderson.**



  
Notary Public for Oregon