

AFTER RECORDING, RETURN TO:  
**Barbara A. Martin, Trustor/Trustee**  
5163 Regency Dr  
Klamath Falls, OR 97603

**2020-016084**

Klamath County, Oregon



00270475202000160840010017

12/09/2020 03:35:50 PM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:

**Barbara A. Martin, Trustor/Trustee**  
5163 Regency Dr  
Klamath Falls, OR 97603

## WARRANTY DEED

**Barbara Ann Martin**, "Grantor," hereby conveys, grants, sells and warrants, to **Barbara A. Martin**, as Trustee of the **Barbara A. Martin Revocable Living Trust** under agreement dated December 8, 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 24, Tract No. 1400, REGENCY ESTATES-PHASE 2**, in Klamath County, Oregon according to the office plat thereof on file in the office of the County Clerk of 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.

Dated this 08 day of December 2020

*Barbara A. Martin*

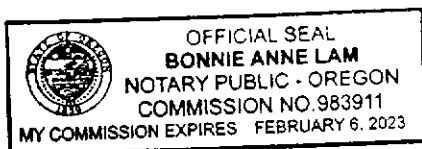
**BARBARA ANN MARTIN**

STATE OF OREGON

County of KLAMATH

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 8 day of December, 2020 by **Barbara Ann Martin**.



*[Signature]*  
Notary Public for Oregon

Returned at Counter