

AFTER RECORDING, RETURN TO:
Kevin and Denise Conroy, Trustor/Trustee
c/o Bonnie Lam
111 N. 7th St
Klamath Falls, OR 97601

2021-005165
Klamath County, Oregon



04/05/2021 03:31:08 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:
Kevin A. Conroy and Denise M. Conroy, Trustor/Trustee
6719 Cottage Ave
Klamath Falls, OR 97603

WARRANTY DEED


KEVIN A. CONROY and DENISE M. CONROY, "Grantor," hereby conveys, grants, sells and warrants, to Kevin A. Conroy and Denise M. Conroy, as Trustees of the *Kevin and Denise Conroy Joint Revocable Living Trust* under agreement dated April 2, 2021, 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"

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.

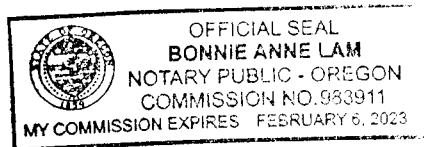
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


KEVIN A. CONROY
4/2/21
Date


DENISE M. CONROY
4-2-21
Date

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 2 day of April, 2021 by
Kevin A. Conroy and Denise M. Conroy.





Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 10 in Block 3 of TRACT NO. 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 11, Block 3 of TRACT 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lot 11 described as follows: Beginning at a 1/2" iron rod at the Northeast corner of Lot 12, thence North 63 degrees 36' 24" East 54.26 feet to the angle point in the North line of Lot 11, thence South 10 degrees 49' 54" East, 137.75 feet to a 5/8" iron rod on the right of way line of Cottage avenue, thence 41.08 feet along the arc of a 230 foot radius curve to the left, the chord of which bears South 79 degrees 26' 38" West to a 1/2 inch iron rod at the Southeast corner of Lot 12, thence North 16 degrees 03' 34" West 123.51 feet to the point of beginning.