

AFTER RECORDING, RETURN TO:
Alice V. Dreyer, Trustor/Trustee
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

2021-006439
Klamath County, Oregon



00278735202100064390010013

04/23/2021 03:18:03 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Alice V. Dreyer, Trustor/Trustee
910 Eldorado Ave
Klamath Falls, OR 97601

WARRANTY DEED

Alice V. Dreyer and Rebecca L. Peterson, "Grantor," hereby conveys, grants, sells and warrants, to **Alice V. Dreyer**, as Trustee of the **Alice V. Dreyer Revocable Living Trust** under agreement dated April 8, 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:

Lot 5, Block 29, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, County of Klamath, State of 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.


Rebecca L. Peterson

4/12/2021
Date

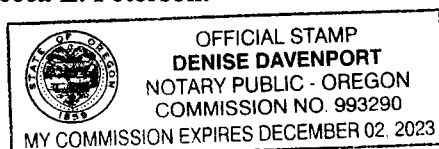

Alice V. Dreyer Date


STATE OF OREGON

County of KLAMATH

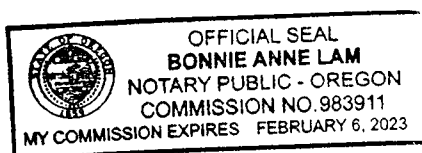
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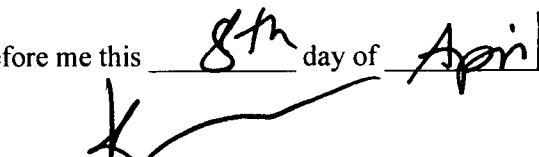
The foregoing instrument was acknowledged before me this 12th day of April 2021 by **Rebecca L. Peterson**.




Notary Public for Oregon

The foregoing instrument was acknowledged before me this 8th day of April 2021 by **Alice V. Dreyer**.




Notary Public for Oregon