

Returned at Counter

AFTER RECORDING, RETURN TO:

Phillip & Karen Doddridge, Trustor/Trustee
c/o Bonnie Lam
111 N. 7th St
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Phillip Doddridge and Karen Doddridge, Trustor/Trustee
7575 Cannon Ave
Klamath Falls, OR 97603

Grantor: Phillip B. Doddridge III and Karen Doddridge

Grantee: Phillip B. Doddridge and Karen L. Doddridge, Trustees

2021-009906

Klamath County, Oregon



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06/24/2021 03:09:53 PM

Fee: \$87.00

WARRANTY DEED

PHILLIP B. DODDRIDGE III and KAREN DODDRIDGE, "Grantor," hereby conveys, grants, sells and warrants, to **Phillip B. Doddridge and Karen L. Doddridge**, as Trustees of the ***Phillip and Karen Doddridge Joint Revocable Living Trust*** under agreement dated June 22, 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 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.

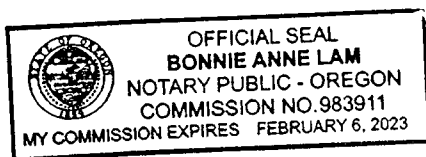
Phillip B. Doddridge III 6-22-2021 Karen Doddridge 6/22/2021
PHILLIP B. DODDRIDGE III Date KAREN DODDRIDGE Date

STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 22 day of June 2021 by
Phillip B. Doddridge III and Karen Doddridge.



[Signature]
Notary Public for Oregon

Exhibit "A"

That portion of Lot 34, Piedmont Heights located in Section 1,
Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, described as follows:

Beginning at the Northeast Corner of Lot 34 of said Piedmont Heights;
thence, West 60 feet along the North line of said Lot 34, to the point
of beginning; thence West 125 feet; thence South 00 degrees 27' East,
130.00 feet; thence East 125.00 feet; thence North 00 degrees 27' West
130.00 feet to the point of beginning.

SUBJECT to all reservations, restrictions, easements and rights of way
of record and those apparent upon the land.