

AFTER RECORDING, RETURN TO:  
**Phillip and Karen Doddridge**, Trustor/Trustee  
c/o Lam Law Office PC  
111 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601

**2021-010240**  
Klamath County, Oregon



06/30/2021 03:38:27 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

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

**Grantor:** Philip Doddridge and Karen Doddridge

**Grantee:** Phillip B. Doddridge and Karen L. Doddridge, Trustee

## WARRANTY DEED

**Philip Doddridge 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 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.

 6/30/21  
**PHILIP DODDRIDGE** Date

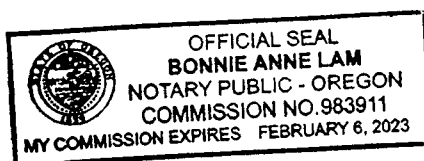
 6/30/21  
**KAREN DODDRIDGE** Date

STATE OF OREGON )

) ss.

County of KLAMATH )

The foregoing instrument was acknowledged before me this 30 day of June  
2021 by **Philip Doddridge and Karen Doddridge**.



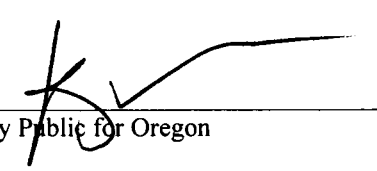
  
Notary Public for Oregon

Exhibit "A"

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89 degrees 46' 32" West along the North line of said Lot 969.54 feet; thence South 73 degrees 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40 degrees 00' 00" East, 134.80 feet to the point of beginning for this description thence continuing along said right of way line South 40 degrees 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South 50 degrees 00' 00" West 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Ave., a County Road; thence North 47 degrees 07' 00" West along said right of way line 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (Delta = 04 degrees 59' 12", long chord = North 49 degrees 36' 36" West, 54.83 feet) 94.86 feet to a point on curve; thence leaving said right of way North 47 degrees 37' 18" East, 112.86 feet to the point of beginning

Account #3809-034CD-00100

Key #773880