

2021-013483

Klamath County, Oregon

AFTER RECORDING, RETURN TO:  
**Eric and Terri Horn, Trustor/Trustee**  
 130 Washington St  
 Klamath Falls, OR 97601



00286804202100134830020028

09/03/2021 11:44:14 AM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

**Eric and Terri Horn, Members**  
**ET Horn Properties LLC**  
 130 Washington St  
 Klamath Falls, OR 97601

## WARRANTY DEED

**Eric Horn and Terri S. Horn, "Grantor,"** hereby conveys, grants, sells and warrants, to **Eric M. Horn and Terri S. Horn, as Members of ET Horn Properties LLC, an Oregon Limited Liability Company, "Grantee,"** the following real property, situated in **Klamath County, State of Oregon**, free of encumbrances except for matters of public record:

**See Exhibit "A"**

(Situs: 212 N. 3<sup>rd</sup> St, Klamath Falls, Oregon)

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.

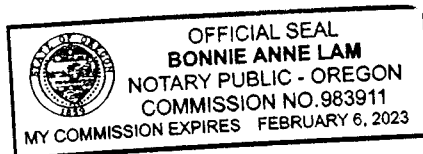
Eric Horn 8-31-2021  
**ERIC HORN** Date

Terri S. Horn 8-31-21  
**TERRI S. HORN** Date

STATE OF OREGON )  
 County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 31 day of August, 2021 by **Eric Horn and Terri S. Horn.**

[Signature]  
 Notary Public for Oregon



Returned at Counter

***Exhibit A***

A portion of Lots 1 and 2, Block 6, also known as the Northwesternly 45 feet of the Easterly 64.25 feet and the Northwesternly 37 feet of the Westerly 2 feet of Lot 1 and the Northwesternly 37 feet of the Easterly 10 feet of Lot 2, Block 6, ORIGINAL ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the line between Lots 1 and 8, Block 6, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, with the Westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet and 3 inches; thence Southeasterly parallel to Third Street 37 feet; thence Northeasterly at right angles to Third Street 12 feet; thence Southeasterly parallel to Third Street 8 feet; thence Northeasterly at right angles to Third Street 64 feet and 3 inches to Third Street; thence Northwesternly 45 feet to the point of beginning.

CODE 001 MAP 3809-032AC TL 06600 KEY #475676