

2021-013487

Klamath County, Oregon



00286808202100134870010018

09/03/2021 11:45:37 AM

Fee: \$82.00

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

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 M. 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:

**Lot 8 in Block 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon**

(Situs: 120 Washington St, Klamath Falls, 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.

Eric M. Horn 8-31-2021  
ERIC M. 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 M. Horn and Terri S. Horn**.

[Signature]  
Notary Public for Oregon

