

Lam Law Office

Returned at Counter

AFTER RECORDING, RETURN TO:
Michael D. Harrigan, Trustor/Trustee
9570 Hill Road
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
Michael D. Harrigan, Trustor/Trustee
9570 Hill Road
Klamath Falls, OR 97603

2022-000861
Klamath County, Oregon



01/21/2022 01:21:38 PM

Fee: \$87.00

WARRANTY DEED

Michael D. Harrigan, "Grantor," hereby conveys, grants, sells and warrants, to **Michael D. Harrigan**, as Trustee of the **Michael D. Harrigan Revocable Living Trust** under agreement dated January 13 2022, 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.

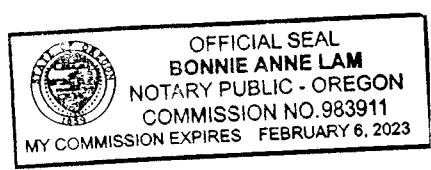
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 1-13-22 day of _____ 2022.

MICHAEL D. HARRIGAN

STATE OF OREGON)
County of KLAMATH) ss.
)

The foregoing instrument was acknowledged before me this 13 day of January 2022 by **Michael D. Harrigan**.



Notary Public for Oregon

Exhibit "A"
Legal Description

Parcel 2 of Land Partition No. 26-93 Situate in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with a tract of land being a portion of Parcel 3 of Land Partition 26-93, a duly recorded Land Partition, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 3; thence North 00° 01' 04" East along the East line of said Parcel 3, 457.97 feet; thence North 89° 58' 44" West 314.61 feet to a point on the line between said Parcels 2 and 3; thence along said line South 21° 04' 51" East 241.00 feet, South 37° 55' 23" East 221.51 feet, and South 57° 07' 15" East 107.73 feet to the point of beginning, with bearings based on the Survey of said Land Partition 26-93, Record of Survey 5402, being Property Line Adjustment 33-98 on file in the Planning Department of Klamath County.