

2022-001326

Klamath County, Oregon

02/01/2022 11:40:01 AM

Fee: \$87.00

After Recording Return To:

Scott Howard
Kivel & Howard LLP
1530 SW Taylor Street
Portland, Oregon 97205

**Until a change is requested all tax statements
shall be sent to the following address:**

No Change

Account No. R611859

WARRANTY DEED

Donna M. Donahue, nka Donna Mae Simmons, Grantor, conveys and warrants to Donna Mae Simmons and George P. Simmons, Grantees, the real property and improvements commonly known as 1938 Wantland Avenue, Klamath Falls, Oregon, Klamath County, Oregon which is more fully described in below:

Lots 31 and 32 in Block 2, INDUSTRIAL 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. SUBJECT, however to the following - Sewer and Water use charges, if any, due to the City of Klamath Falls.

The Property is free of encumbrances except easements, rights of way, restrictions and encumbrances of record and the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors 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 Grantor under a standard policy of title insurance, including the standard or printed exceptions generally included therein. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

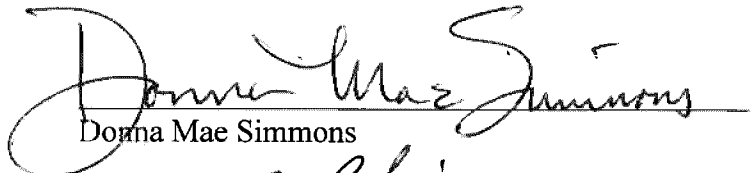
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Grantor makes this conveyance in order to transfer the Property to Grantor's revocable living trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of January, 2022.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,

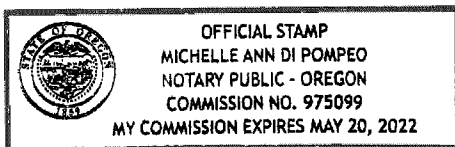
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.”

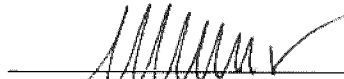

Donna Mae Simmons

George P. Simmons

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 14th day of January, 2022, by Donna Mae Simmons and George P. Simmons.




NOTARY PUBLIC FOR OREGON
My Commission Expires: May 20, 2022