

AFTER RECORDING, RETURN TO:
Monico and Maria Ramirez, Trustor/Trustee
8938 Aurora Ct
Klamath Falls, OR 97603

2022-009363
Klamath County, Oregon



08/01/2022 11:25:37 AM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:

Monico Ramirez and Maria Ramirez, Trustor/Trustee
8938 Aurora Ct
Klamath Falls, OR 97603

Grantor/Grantee:

Monico V. Ramirez & Maria V. Ramirez

WARRANTY DEED

Monico V. Ramirez and Maria V. Ramirez, "Grantor," hereby conveys, grants, sells and warrants, to **Monico Ramirez and Maria V. Ramirez**, as Trustee of the **Monico and Maria Ramirez Joint Revocable Living Trust** under agreement dated July 26, 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.

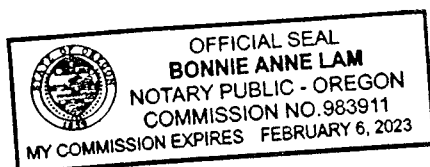
Monico V. Ramirez July 26, 2022 Maria V. Ramirez July 26, 2022
MONICO V. RAMIREZ Date MARIA V. RAMIREZ Date

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 26 day of July 2022
by **Monico V. Ramirez and Maria V. Ramirez**.



[Signature]
Notary Public for Oregon

Exhibit "A"

ALL OF LOT 4 AND PORTION OF LOT 5, BLOCK 1, TRACT 1198, VALE DEAN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 5, SOUTH 89° 46' 46" WEST 89.17 FEET; THENCE SOUTH 24° 32' 54" EAST 384.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5 ON THE NORTHERLY END OF AURORA COURT; THENCE NORTH 11° 22' 48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 5, 356.68 FEET TO THE POINT OF BEGINNING.