

Lam Law  
Returned at Counter

AFTER RECORDING, RETURN TO:  
Monico and Maria Ramirez, Trustor/Trustee  
c/o Lam Law Office PC  
8938 Aurora Ct  
Klamath Falls, OR 97603

2022-012208  
Klamath County, Oregon



10/12/2022 12:19:59 PM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:  
Monico Ramirez and Maria V. Ramirez, Trustor/Trustee  
8938 Aurora Ct  
Klamath Falls, OR 97603

Grantor/Grantee:  
Monico V. Ramirez and Maria V. Ramirez  
8938 Aurora Ct  
Klamath Falls, OR 97603

WARRANTY DEED

Monico V. Ramirez and Maria V. Ramirez, "Grantor," hereby conveys, grants, sells and warrants, to Monico Ramirez and Maria V. Ramirez, as Trustees 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:

The Easterly 75 feet of Lot 1 of Block 26 of Hot Springs Addition to the City of Klamath Falls, Oregon, said premises cornering on Earl Street and Eldorado Avenue and having a frontage of 50 feet on Eldorado Avenue and 75 feet on Earl Street

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.

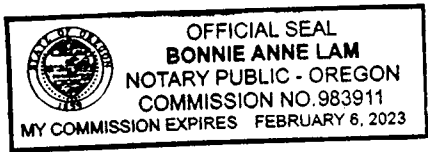
The true consideration for this conveyance is \$0 per trust agreement.

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.

Monico V. Ramirez 10-11-22 Maria V. Ramirez 10-11-22  
MONICO V. RAMIREZ Date MARIA V. RAMIREZ Date

STATE OF OREGON )  
County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this 11 day of October 2022 by Monico V. Ramirez and Maria V. Ramirez.



[Signature]  
Notary Public for Oregon