

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

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

2022-012209
Klamath County, Oregon



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10/12/2022 12:20:05 PM

Fee: \$82.00

WARRANTY DEED

Monico 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:

A tract of land in the NE ¼ NE ¼ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning West 30 feet and South 269.8 feet from the Northeast corner of said Section, on the West line of the Klamath-Merrill Highway; thence South along said highway line 482.5 feet to the East side of the Enterprise Irrigation Canal; thence Northwesterly, North and Northeasterly along said East bank to its intersection with the point of beginning

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 Ramirez 10-11-22
MONICO RAMIREZ Date

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

STATE OF OREGON)
) ss.
County of KLAMATH)

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

[Signature]
Notary Public for Oregon

