

AFTER RECORDING, RETURN TO:  
Bernadette M. Kero, Trustor/Trustee  
C/o Bonnie Lam, Attorney  
111 N. 7th Street  
Klamath Falls, OR 97601

2022-014280  
Klamath County, Oregon



12/15/2022 10:12:24 AM

Fee: \$82.00

Until requested otherwise, send all  
tax statements to:

Bernadette M. Kero, Trustor/Trustee  
619 Mt Pitt St  
Klamath Falls, OR 97601

*lame law*  
Returned at Counter

## WARRANTY DEED

**Bernadette Kero**, "Grantor," hereby conveys, grants, sells and warrants, to **Bernadette M. Kero**, as Trustee of the **Bernadette M. Kero Revocable Living Trust** under agreement dated December 14 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:

**Lot 2, Block 3, in KLAMATH FALLS NORTH, to the City of Klamath Falls, Klamath County, Oregon**

**along with 1987 Liberty 24x48, K-08401 manufactured dwelling**

Commonly known as: **220 Van Ness Ave, Klamath Falls, OR 97601**

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 14 day of December 2022.

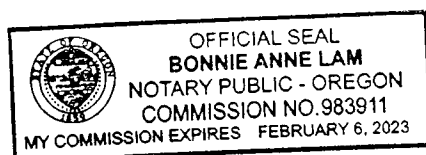
*Bernadette M. Kero*  
BERNADETTE KERO

STATE OF OREGON

)  
) ss.  
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 14 day of December 2022  
by **Bernadette Kero**.



*[Signature]*  
Notary Public for Oregon