

2022-014383

Klamath County, Oregon

12/20/2022 08:26:01 AM

Fee: \$87.00

Mary E. Tennant
8342 Carson Court NE
Woodburn, Oregon 97071
Grantor's Name & Address

Mary E. Tennant, Trustee of the
Mary E. Tennant Trust
8342 Carson Court NE
Woodburn, Oregon 97071
Grantee's Name & Address

Prepared by and after recording return
to:

Kathryn M. Belcher
McGinty, Belcher & Hamilton,
Attorneys, PC
P.O. Box 12806
Salem, OR 97309

Until requested otherwise, send all tax statements to:

Mary E. Tennant, Trustee
8342 Carson Court NE
Woodburn, Oregon 97071

Situs Address: 138052 Hillcrest
Gilchrist, Oregon

WARRANTY DEED

Mary E. Tennant, Grantor, conveys and warrants to Mary E. Tennant, Trustee of the Mary E. Tennant Trust, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

LOT 51 OF TRACT 1318, GILCHRIST TOWNSITE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF
KLAMATH COUNTY, OREGON

Tax Account # 881461
Map Tax Lot: 2409-019DD-01900

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE 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 GRANTOR 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 GRANTOR 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 \$0.00.

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. 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of December, 2022.

Mary E Tennant
Mary E. Tennant, Grantor

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me this 12th day of December, 2022, the within named Mary E. Tennant, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Kathryn M Belcher
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-3-2023

