

Returned at Counter

AFTER RECORDING, RETURN TO:
Vernice E. Swann, Trustor/Trustee
c/o Lam Law Office PC
5845 Ferndale Pl
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:

Vernice E Swann, Trustor/Trustee
5845 Ferndale Pl
Klamath Falls, OR 97603

Grantor/Grantee:

Vernice E Swann, Trustor/Trustee
5845 Ferndale Pl
Klamath Falls, OR 97603

2023-000183
Klamath County, Oregon



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01/09/2023 01:13:11 PM

Fee: \$82.00

WARRANTY DEED


Vernice E. Swann, "Grantor," hereby conveys, grants, sells and warrants, to **Vernice E. Swann**, as Trustees of the **Vernice E. Swann Revocable Living Trust** under agreement dated January 5, 2023, 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 41 in Block 4 of TRACT 1299-SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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.

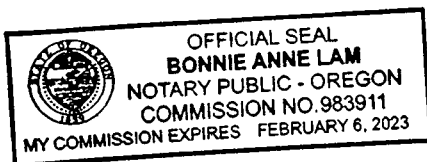

VERNICE E. SWANN
Date 5 JAN 23

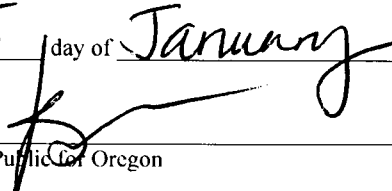
STATE OF OREGON

County of KLAMATH

)
) ss.
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The foregoing instrument was acknowledged before me this 5 day of January 2023
by **Vernice E. Swann**.




Notary Public for Oregon