

2023-000237
Klamath County, Oregon



01/11/2023 12:42:03 PM Fee: \$82.00

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

2022-014281
Klamath County, Oregon



12/15/2022 10:12:26 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

Lam Law
Returned at Counter

WARRANTY DEED *Re-recorded at the request of
Grantor to correct legal description
on 2022-014281*

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:

TOGETHER WITH one-half the vacated alley adjoining Lot insured thereto
Block 16, Lot 10 ~~along with the vacant alley adjacent~~, in BUENA VISTA ADDITION, to the
City of Klamath Falls, Klamath County, Oregon

Commonly known as: 619 Mt Pitt St, Klamath Falls, OR 97601

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.

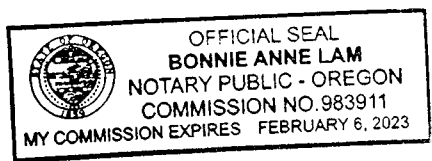
Dated this 14 day of December 2022.

Bernadette M. Kero
BERNADETTE KERO

STATE OF OREGON)
County of KLAMATH) ss.

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

[Signature]
Notary Public for Oregon



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