

Lam Law Office
Returned at Counter

AFTER RECORDING, RETURN TO:
Gary Clark and Lee-Hon Tan, Trustor/Trustee
PO Box 1023
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:
Gary Clark and Lee-Hon Tan, Trustor/Trustee
PO Box 1023
Klamath Falls, OR 97601

Grantor/Grantee:
Gary Clark and Lee-Hon Tan, Trustor/Trustee
PO Box 1023
Klamath Falls, OR 97601

2023-000809
Klamath County, Oregon



02/06/2023 12:42:58 PM

Fee: \$87.00

WARRANTY DEED

Gary A. Clark and Lee-Hon Tan, "Grantor," hereby conveys, grants, sells and warrants, to **Gary A. Clark and Lee-Hon Tan**, as Trustees of the **Gary Clark and Lee-Hon Tan Joint Revocable Living Trust** under agreement dated February 3 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:

See Exhibit "A"

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.

GARY A. CLARK

Feb 3, 2023
Date

LEE-HON TAN

Feb 3 2023
Date

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this

3 day of February, 2023 by **Gary A. Clark and Lee-Hon Tan**.

Notary Public for Oregon

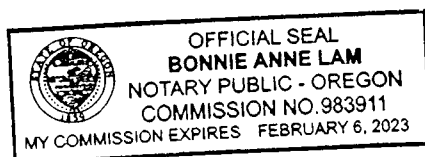


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Easterly portion of Lot 3 and 4 of Block 52 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a bolt marking the Northeast corner of said Lot 4; thence South 18°17' 10" West along the Easterly line of said Block 52, 98.00 feet to a 1/2 inch iron pin; thence North 71° 42' 50" West parallel to but 12.00 feet Northerly of the Southerly line of said Lot 3, 79.73 feet to a 1/2 inch iron pin; thence North 18° 17' 10" East, 104.56 feet to a 1/2 inch iron pin on the Northerly line of said Lot 4; thence South 67° 00' 30" East along said Northerly line of Lot 4, 80.00 feet to the point of beginning.

TOGETHER WITH that portion which inures thereto by Vacation Order Ordinance No. 6393 recorded June 14, 1982 in Volume M82, page 7457, Microfilm Records of Klamath County, Oregon.