

Returned at Counter
Lam Law Office PC

AFTER RECORDING, RETURN TO:
Richard D. Hayes, Trustor/Trustee
3114 Bristol Avenue
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Richard D. Hayes, Trustor/Trustee
3114 Bristol Avenue
Klamath Falls, OR 97603

Grantor/Grantee:
Richard D. Hayes, Trustor/Trustee
3114 Bristol Avenue
Klamath Falls, OR 97603

2023-000908
Klamath County, Oregon



00311384202300009080010014

02/09/2023 12:17:35 PM

Fee: \$82.00

WARRANTY DEED

Richard D. Hayes, "Grantor," hereby conveys, grants, sells and warrants, to **Richard D. Hayes**, as Trustee of the **Richard D. Hayes Revocable Living Trust** under agreement dated February 8 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:

Casitas First Addition, Lot 99 POR Township 3909-10CD-8600,
Saving and Excepting therefrom the North 10 feet conveyed to Klamath County for road purposes, according to the official plat thereof on file in the office of the 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.

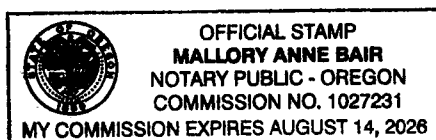
The true consideration for this conveyance is \$0 per trust agreement.

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.

Richard D. Hayes 2-8-23
RICHARD D. HAYES **Date**

STATE OF OREGON)
County of KLAMATH) ss.
)

The foregoing instrument was acknowledged before me this 8 day of February, 2023 by **Richard D. Hayes**.



M Bair
Notary Public for Oregon