

Lam Law Office
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2023-000987

Klamath County, Oregon



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02/13/2023 12:40:38 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Michael Miles and Kimberley Miles, Trustor/Trustee
917 Saddle Butte Dr
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Michael Miles and Kimberley Miles, Trustor/Trustee
917 Saddle Butte Dr
Klamath Falls, OR 97601

Grantor/Grantee:

Michael Miles and Kimberley Miles
917 Saddle Butte Dr
Klamath Falls, OR 97601

WARRANTY DEED

Michael Wayne Miles and Kimberley Dawn Miles, "Grantor," hereby conveys, grants, sells and warrants, to Michael W. Miles and Kimberley D. Miles, as Trustees of the *Michael and Kimberley Miles Joint Revocable Living Trust* under agreement dated February 9, 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 69, TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1, 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.

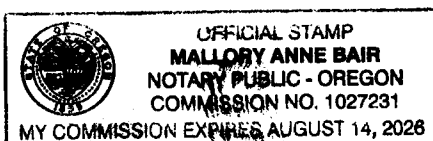
Michael Wayne Miles 9 Feb '23 Kimberley Dawn Miles Feb 9th 2023
MICHAEL WAYNE MILES Date KIMBERLEY DAWN MILES Date

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 9 day of February, 2023 by Michael Wayne Miles and Kimberley Dawn Miles.



M Bair
Notary Public for Oregon