

2023-001181

Klamath County, Oregon



00311737202300011810020028

02/21/2023 12:08:31 PM

Fee: \$87.00

Until a change is requested,
send all tax statements to:

After recording, return to:

Michelle M. Phillipo, Trustee
The Michelle M. Phillipo Living Trust
Dated February 16, 2023
2260 Providence Street
Eugene, OR 97401

John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

CONSIDERATION: transfer to revocable living trust.

WARRANTY DEED

MICHELLE M. PHILLIPO, Grantor, conveys and warrants to **MICHELLE M. PHILLIPO**, Trustee of **THE MICHELLE M. PHILLIPO LIVING TRUST DATED FEBRUARY 16, 2023**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

Lot 30, Block 8, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 16th day of February, 2023.

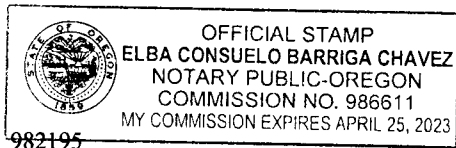
Michelle M. Phillipo

MICHELLE M. PHILLIPO

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named **MICHELLE M. PHILLIPO**, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 16th day of February, 2023.



Elba Consuelo Barriga Chavez
Notary Public for Oregon
My Commission Expires: *April 25, 2023*