AFTER RECORDING, RETURN TO: Susan M. Walker, Trustor/Trustee 5520 Avalon St Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to: Susan M. Walker, Trustor/Trustee 5520 Avalon St Klamath Falls, OR 97603

2023-001752 Klamath County, Oregon



03/14/2023 01:01:50 PM

Fee: \$82.00

WARRANTY DEED

Susan M. Walker and Genevieve A. Hearth "Grantor," hereby conveys, grants, sells and warrants, to Susan M. Walker, as Trustee of the Susan M. Walker Revocable Living Trust 2023, or to such Successor Trustee(s) of such under agreement dated Murch 8 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 16, Block 1, SUNNYLAND, 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 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

INSTRUMENT, THE PERSON ACQUIRI APPROPRIATE CITY OR COUNTY PLA	ING FEE TITLE TO TH ANNING DEPARTMEN	IE PROPERTY SHOULD CHECK WITH IT TO VERIFY APPROVED USES AND ST PRACTICES AS DEFINED IN ORS 30	THE TO DETERMINE
Susan M. Walker	3/8/23 Date	Menterous attent Genevieve A. Hearth	TL 3,14,2023 Date
STATE OF OREGON County of KLAMATH)) ss.)	OFFICIAL S' MALLORY ANI NOTARY PUBLIC COMMISSION NO MY COMMISSION EXPIRES AUG	NE BAIR - OREGON D. 1027231
The foregoing instrument was act by Susan M. Walker.	knowledged before me t	his 8 day of March	2023
		MBauc Notary Public for Oregon	
STATE OF OREGON)) ss.		
County of KLAMATH) 55.		
The foregoing instrument was acl by Genevieve A. Hearth.	knowledged before me t	his 14 day of March	2023
		MBau Notary Public for Oregon	

