

AFTER RECORDING, RETURN TO:
Luther R. Cole Jr and Catherine J. Cole, Trustor/Trustee
4602 Liberty Ave.
Klamath Falls, OR 97603

2023-002472
Klamath County, Oregon



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04/06/2023 12:49:47 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Luther R. Cole Jr and Catherine J. Cole, Trustor/Trustee
4602 Liberty Ave.
Klamath Falls, OR 97603

WARRANTY DEED

Luther R. Cole Jr and Catherine J. Cole, "Grantor," hereby conveys, grants, sells and warrants, to **Luther R. Cole Jr and Catherine J. Cole**, as Trustees of the **Luther and Catherine Cole Joint Revocable Living Trust** under agreement dated April 5, 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 13 in Block 3 of Tract 1096, AMERICANA, 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.

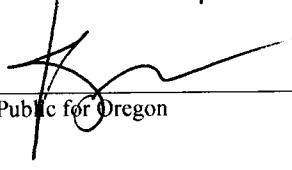
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


LUTHER R. COLE JR
4-5-2023
Date


CATHERINE J. COLE
4-5-2023
Date

STATE OF OREGON)
County of KLAMATH) ss.
)

The foregoing instrument was acknowledged before me this 5 day of April, 2023
by Luther R. Cole Jr and Catherine J. Cole.


Notary Public for Oregon

