

Returned at Counter
Lam Law

2023-002873

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Roy W. Holmes and Stacey R. Holmes, Trustor/Trustee
940 Carlson Drive
Klamath Falls, OR 97603



00313805202300028730010015

04/18/2023 12:58:46 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:

Roy W. Holmes and Stacey R. Holmes, Trustor/Trustee
940 Carlson Drive
Klamath Falls, OR 97603

WARRANTY DEED

Roy W. Holmes and Stacey Holmes, "Grantor," hereby conveys, grants, sells and warrants, to **Roy W. Holmes and Stacey R. Holmes**, as Trustees of the **Roy and Stacey Holmes Joint Revocable Living Trust** under agreement dated April 13, 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 10 in Block 26 of HOT SPRINGS ADDITON to the City of Klamath Falls, 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 GRANTEE(S) AND GRANTEE(S)' 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.

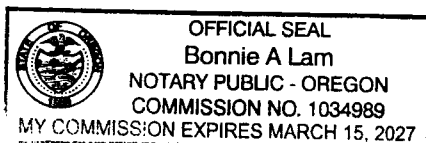
Roy W. Holmes 4-13-2023 Stacey Holmes 4/13/2023
ROY W. HOLMES Date STACEY HOLMES Date

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 13 day of April 2023
by **Stacey Holmes and Roy W. Holmes**.



[Signature]
Notary Public for Oregon