

Returned at Counter
Lam Law

2023-002877

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

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



00313809202300028770020029

04/18/2023 01:00:16 PM

Fee: \$87.00

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 R. 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:


See Exhibit "A"

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.

 4-13-2023
ROY W. HOLMES Date

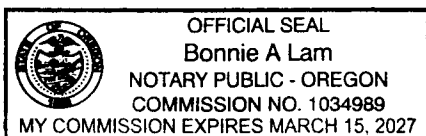
 4-13-2023
STACEY R. HOLMES Date

STATE OF OREGON

County of KLAMATH

)
) ss.
)

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




Notary Public for Oregon

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lots 7 and 8 in Block 41 of NICHOLS ADDITION 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, more particularly described as follows:

Beginning at the Northeast corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, formerly Linkville, Oregon; thence Westerly along the Southerly line of Washington Street (formerly Canal Street) 72 feet; thence Southerly parallel with Seventh Street 60 feet; thence Easterly parallel with Washington Street (formerly Canal Street), 72 feet; thence Northerly along the Westerly line of Seventh Street, 60 feet to the place of beginning.

PARCEL 2:

A portion of Lot 7 in Block 41 of NICHOLS ADDITION 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, more particularly described as follows:

Beginning at a point on the Southerly line of Washington Street (formerly Canal Street) 72 feet Southwesterly from the Northeasterly corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly parallel with Seventh Street, 60 feet; thence Southwesterly parallel with Washington Street (formerly Canal Street) 28 feet; thence Northwesterly parallel with Seventh Street 60 feet to the Southerly line of Washington Street (formerly Canal Street), thence Northeasterly along the Southerly line of Washington Street (formerly Canal Street) 28 feet to the point of beginning, being also known as the East 28 feet of the West 58 feet of the North 60 feet of Lot 7 in Block 41 of said addition.