

Returned at Counter
Lam Law

2023-002878

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

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



00313810202300028780020024

04/18/2023 01:00:33 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

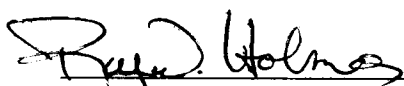
Roy W. Holmes and Stacey R. Holmes, "Grantor," hereby conveys, grants, sells and warrants, to **Roy W. Holmes and Stacey R. Holmes**, as Trustees of the **Roy and Stacey Holmes Joint Revocable Living Trust** under agreement dated April 13, 2023, or to such Successor Trustee(s) of such trust(s) created 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

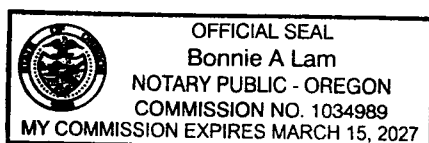
 4-13-2023
STACEY R. HOLMES Date

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**.



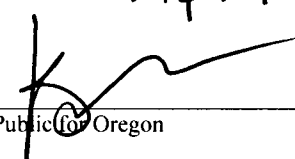

Notary Public for Oregon

Exhibit "A"

That part of Tract 32, ENTERPRISE TRACTS, described as follows: Beginning at the intersection of the South line of Shasta Way and the East line of Tract 32, ENTERPRISE TRACTS, thence West along the South line of Shasta Way 120 feet, more or less, to the East line of that certain parcel of land deeded by Enterprise Land and Investment Company, a corporation, to Klamath County by deed recorded March 11, 1949, in Deed Book 229 page 300; thence South on said East line of said tract to the Northwest corner of a tract of land conveyed by Enterprise Land and Investment Company, a corporation to Swan Lake Moulding Company, an Oregon corporation by deed recorded March 11, 1949, in Deed Book 229, page 332; thence East along the North line of Swan Lake Moulding Company tract, 120 feet, more or less, to the East line of Tract 32 ENTERPRISE TRACTS; thence North along the East line of Tract 32 ENTERPRISE TRACTS; to the point of beginning.