

Returned at Counter
Lam Lam

AFTER RECORDING, RETURN TO:
Gary L. Marshall and Karley E. Marshall, Trustor/Trustee
528 Pacific Terrace
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:
Gary L. Marshall and Karley E. Marshall, Trustor/Trustee
528 Pacific Terrace
Klamath Falls, OR 97601

2023-003648
Klamath County, Oregon



00314717202300036480010015

05/12/2023 12:35:58 PM

Fee: \$82.00

WARRANTY DEED

Karley Marshall, "Grantor," hereby conveys, grants, sells and warrants, to **Gary L. Marshall and Karley E. Marshall**, as Trustees of the **Gary and Karley Marshall Joint Revocable Living Trust** under agreement dated May 2, 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 3, Block 40, HOT SPRINGS 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

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.

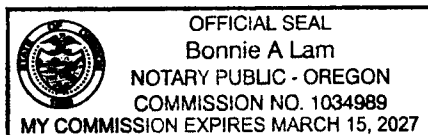
Karley Marshall 5/2/23
KARLEY MARSHALL Date

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 2 day of May 2023
by Karley Marshall.



[Signature]
Notary Public for Oregon