

**2023-004303**

**Klamath County, Oregon**

**06/06/2023 10:40:01 AM**

**Fee: \$87.00**

**Recording Requested by and  
when recorded Return to:**

RYAN W. COLLIER  
COLLIER LAW  
1020 LIBERTY ST. SE  
SALEM, OR 97302  
(503) 485-7224

**Grantors:**

Melissa Duffy and Philip Duffy  
2721 Sierra Heights Drive  
Klamath Falls, OR 97603

**Grantees:**

Melissa M. Duffy and Philip G. Duffy  
TRUSTEES OF THE DUFFY JOINT REVOCABLE  
LIVING TRUST DATED June 5, 2023  
2721 Sierra Heights Drive  
Klamath Falls, OR 97603

**True and actual consideration  
VALUE OTHER THAN MONEY**

**Send Tax Statements to:  
NO CHANGE**

**STATUTORY WARRANTY DEED**

Melissa Duffy and Philip Duffy, who took title as Phillip Duffy, as tenants by the entirety, Grantors, convey and warrant to MELISSA M. DUFFY AND PHILIP G. DUFFY, TRUSTEES OF THE DUFFY JOINT REVOCABLE LIVING TRUST DATED June 5, 2023, Grantees, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 8, Tract 1383, Sierra Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Situs address: 2721 Sierra Heights Dr, Klamath Falls, OR 97603

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

True consideration for this conveyance is value other than money.

The liability and obligations of the Grantors to Grantees and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Recorded at the Request of the Grantors. The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto or by a title company as a courtesy.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings), AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated this 5th day of June, 2023.

Grantor: \_\_\_\_\_

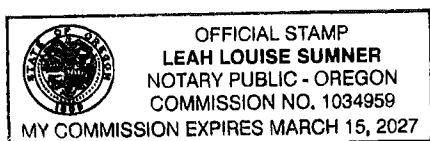
Melissa Duffy

Grantor: \_\_\_\_\_

Philip Duffy

STATE OF OREGON                    )  
County of Marion                 ) ss.

The foregoing instrument was acknowledged before me this 5th day of June, 2023, by Melissa Duffy and Philip Duffy.



\_\_\_\_\_  
Notary Public  
My commission expires: