

Returned at Counter
Lam 7/1/23

AFTER RECORDING, RETURN TO:

Eryka Lynn Simonson, Trustee
5820 N. Hills Drive
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:

Eryka Lynn Simonson, Trustee
5820 N. Hills Drive
Klamath Falls, OR 97603

2023-005360

Klamath County, Oregon



00316712202300053600010015

06/30/2023 01:29:52 PM

Fee: \$82.00

WARRANTY DEED

Eryka L. Simonson, "Grantors," hereby conveys, grants, sells and warrants, to **Eryka Lynn Simonson**, as Trustee of the **Eryka L. Simonson Revocable Living Trust** under agreement dated June 29, 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:

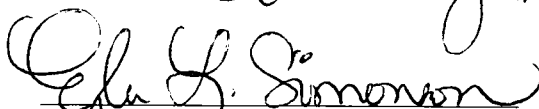
Lot 41, Tract 1417—EIGHTH ADDITION TO NORTH HILLS—PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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.

Dated this 29th day of June 2023.

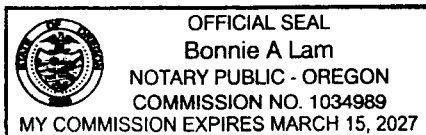

Eryka L. Simonson


STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 29 day of June 2023 by **Eryka L. Simonson**.




Notary Public for Oregon

My Commission Expires: 3/15/2027