

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Morgan L. Steiner, Trustee
Ellen P. Steiner, Trustee
186 Ayres Street
Eagle Point, OR 97524

2023-005756

Klamath County, Oregon

07/12/2023 10:48:02 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

WARRANTY DEED

MORGAN LARRY STEINER, and ELLEN PATRICIA STEINER, Grantors, convey and warrant to MORGAN L. STEINER, and ELLEN P. STEINER, Trustees of the STEINER FAMILY TRUST dated July 11, 2023, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantees and Grantees' 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 Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 8, OREGON LAWS 2010.

DATED this 11th day of July, 2023.



MORGAN LARRY STEINER

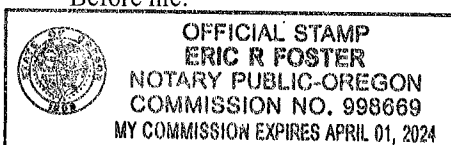


ELLEN PATRICIA STEINER

STATE OF OREGON)
) ss.
County of Jackson)

On this 11th day of July, 2023, personally appeared the above-named MORGAN LARRY STEINER, and ELLEN PATRICIA STEINER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

EXHIBIT "A"

PARCEL I:

Real property commonly known as 2705 Berkeley Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 5, Block 20, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Account: 438020, Map: 3809-019DC-01100

PARCEL II:

Real property commonly known as 919 N. Eldorado Avenue, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 15, Block 36, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Account: 217385, Map: 3809-028BC-08600

PARCEL III:

Real property commonly known as 1946 Melrose Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

THE NORTHWESTERLY RECTANGULAR 106 FEET OF LOT 5 IN BLOCK 38 OF 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.

Account: 305020, Map: 3809-028CB-02000

PARCEL IV:

Real property commonly known as 223 Nevada Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 13 Block 49 Buena Vista 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.

Account: 442097, Map: 3809-030AA-08000

PARCEL V:

Real property commonly known as 301 Broad Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lots 21A and 22B, Block 3, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Account: 414732, Map: 3809-033BB-05300

PARCEL VI:

Real property commonly known as 321 Broad Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lots 19A, 19B, 20A, 20B, and 21B, Block 3, Supplemental Plat of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: 414723, Map: 3809-033BB-05200