

After Recording, return to:
Legacy Preservation Law
4915 NE 42nd Ave.
Portland, OR 97218

Until Requested Otherwise
all tax statements should be sent to:
Account No.
No Change

2023-006034
Klamath County, Oregon
07/20/2023 11:17:02 AM
Fee: \$82.00

SPECIAL WARRANTY DEED

Burton E Gray and William W Manning, as Tenants by the Entirety, Grantors, convey and specially warrant to William Manning and Burton E. Gray, Jr., Trustees of the B & B Revocable Trust dated June 1, 2023, Grantees, free of encumbrances created or suffered by the grantor except as specifically set forth herein, the real property located in Klamath County, State of Oregon, particularly described as follows:

Lot 1225, Tract 1440, RANCHVIEW ESTATES, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, State of Oregon.

Commonly known as: 10326 Merlin Way, Klamath Falls, OR 97601

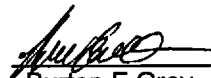
The true and actual consideration for this conveyance is: \$10.

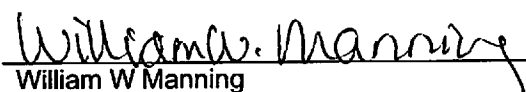
Subject to and excepting any financing, all encumbrances, and all easements of record on the title as of the date of this conveyance. Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability or obligations.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7-18, 2023.



Burton E Gray


William W Manning

STATE OF OREGON)
COUNTY OF Klamath) SS:

This instrument was acknowledged before me this July 18th, 2023 by Burton E Gray and William W Manning.




Notary Public,
My Commission Expires: Nov. 16, 2026