

2023-006767

Klamath County, Oregon



00318414202300067670010017

08/09/2023 11:46:00 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:
 Scott D. Hamilton, Trustor/Trustee
 725 St. Francis St.
 Klamath Falls, OR 97601

Until requested otherwise, send all
 tax statements to:
 Scott D. Hamilton, Trustor/Trustee
 725 St. Francis St.
 Klamath Falls, OR 97601

Returned at Counter
 Lam Law

WARRANTY DEED

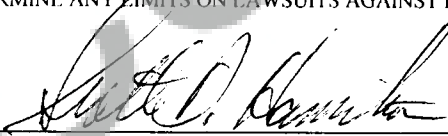
Scott D. Hamilton, "Grantor," hereby conveys, grants, sells and warrants, to **Scott D. Hamilton**, as Trustee of the **Scott D. Hamilton Revocable Living Trust** under agreement dated August 3, 2023, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

Lot 64, Roselawn, subdivision of Block 70, Buena Vista Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of alley vacated by Ordinance No. 5038 recorded December 10, 1958, in Book 307, Page 405, which inures to said property.

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.

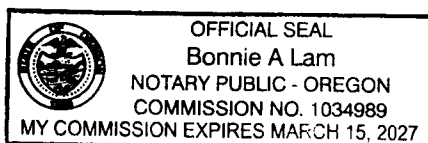
 8/3/23
 SCOTT D. HAMILTON Date

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 3 day of August 2023
 by Scott D. Hamilton.



Notary Public for Oregon

My Commission Expires:

3/15/2027