

2023-009013

Klamath County, Oregon



00321104202300090130020029

10/19/2023 10:25:21 AM

Fee: \$87.00

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**After Recording, Mail To:**

Randy R. And Susan J. Scott  
5555 Liberty Avenue  
Klamath Falls, Oregon 97603

**Mail Tax Statements To:**

Randy R. And Susan J. Scott  
5555 Liberty Avenue  
Klamath Falls, OR 97603

**Recording Requested By:**

Randy R. And Susan J. Scott  
5555 Liberty Avenue  
Klamath Falls, Oregon 97603

**SPECIAL WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, we, RANDY R. SCOTT and SUSAN J. SCOTT, husband and wife, the GRANTORS, whose mailing address is 5555 Liberty Avenue, Klamath Falls, Oregon 97603;

DO HEREBY CONVEY TO: RANDY R. SCOTT and SUSAN J. SCOTT, as Trustees of THE FAMILY FIRST TRUST DATED APRIL 13, 2023, the GRANTEES, whose address 5555 Liberty Avenue, Klamath Falls, Oregon 97603; all of the interest in the real property located in the County of Klamath, State of Oregon, and legally described as follows:

**Lot 21, Block 2, – Americana Tract 1096, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.**

The above-described property is free of encumbrances except all those items of record, if any, as of this date of this deed and those shown below, if any:

**TAX EXEMPT TRANSFER TO GRANTOR REVOCABLE LIVING TRUST**

**NOTE: The names and addresses of the beneficiaries of the Grantee Trust are RANDY R. SCOTT and SUSAN J. SCOTT, whose address is 5555 Liberty Avenue, Klamath Falls, Oregon 97603. SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the GRANTORS do hereby bind themselves to warrant and defend the title as against all acts of the GRANTORS herein and no other. The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.**

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, SECTION 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.

ACCEPTED AND APPROVED this 19 day of OCT., 2023, by:

Randy R. Scott  
RANDY R. SCOTT

Susan J. Scott  
SUSAN J. SCOTT

OREGON  
STATE OF ~~WASHINGTON~~ )  
                    Klamath ) ss.  
COUNTY OF ~~KALAMATH~~ )

The foregoing instrument was acknowledged before me on this 19 day of October, 2023, by RANDY R. SCOTT and SUSAN J. SCOTT.

Lisa M. Kessler  
NOTARY PUBLIC

My commission expires: October 17, 2026

