

Returned at Counter

AFTER RECORDING, RETURN TO:
Stephen and Ruby Holmes, Trustor/Trustee
c/o Lam Law Office PC
6040 Dovel Hollow Drive
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:
Stephen R. Holmes and Ruby N. Holmes, Trustor/Trustee
6040 Dove Hollow Drive
Klamath Falls, OR 97601

Property Address: 3224-3238 Summers Lane, Klamath Falls, OR 97603

2024-001930
Klamath County, Oregon



00326047202400019300020020

03/13/2024 03:37:11 PM

Fee: \$87.00

WARRANTY DEED

Stephen R. Holmes and Ruby N. Holmes, "Grantor," hereby conveys, grants, sells and warrants, to **Stephen R. Holmes and Ruby N. Holmes**, as Trustees of the ***Stephen and Ruby Holmes Joint Revocable Living Trust*** under agreement dated March 7, 2024, 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:

See Exhibit "A"

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 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.

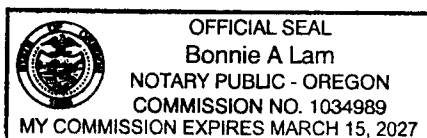
Stephen R. Holmes 3-7-24
Stephen R. Holmes Date

Ruby N. Holmes 3-7-24
Ruby N. Holmes Date

STATE OF OREGON)

County of KLAMATH) ss.
)

The foregoing instrument was acknowledged before me this 7 day of March 2024 by **Stephen R. Holmes and Ruby N. Holmes**.



[Signature]
Notary Public for Oregon

My Commission Expires: 3/15/2027

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Summers Lane, which point is North 377.9 feet from the South boundary line of the NE1/4 of NE1/4, Township and Range aforesaid, and which point is also on the North line of the U.S.R.S. drainage canal; thence continuing North along the West line of Summers Lane, a distance of 85 feet; thence South 88° 54' West a distance of 233.7 feet to a point on the Easterly boundary of a second U.S.R.S. drainage canal; thence along said drainage canal South 4° 22' East a distance of 85.1 feet; thence North 88° 54' East a distance of 229 feet more or less to the point of beginning.

Account No.: 3909-010AA-04100-000

Key No.: 540427