

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

2024-001933
Klamath County, Oregon



03/13/2024 03:37:35 PM

Fee: \$82.00

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: 1335 Pleasant Avenue, Klamath Falls, OR 97601

WARRANTY DEED

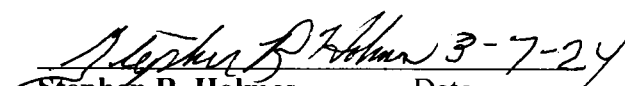
Stephen R. Holmes and Ruby N. Holmes, "Grantor," hereby conveys, grants, sells and warrants, to **Stephen R. Holmes and Ruby N. Holmes**, as Trustees of the ***Stephen and Ruby Holmes Joint Revocable Living Trust under agreement dated March 7, 2024***, or to such Successor Trustee(s) of such trust(s)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

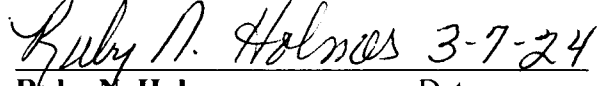
Lots 11 and 12, Block 18, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

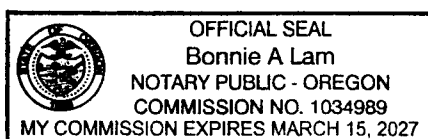
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

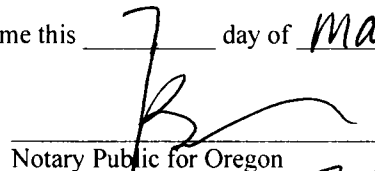

Stephen R. Holmes Date


Ruby N. Holmes Date

STATE OF OREGON)
) ss.
County of KLAMATH)

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




Notary Public for Oregon
My Commission Expires: 3/15/2027