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2024-003583

Klamath County, Oregon



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05/08/2024 01:16:01 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Eric Cervantes and Jade D. Cervantes, Trustor/Trustee
2829 Sierra Heights Drive
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Eric Cervantes and Jade D. Cervantes, Trustor/Trustee
2829 Sierra Heights Drive
Klamath Falls, OR 97603

WARRANTY DEED

Eric Cervantes and Jade D. Cervantes, "Grantor," hereby conveys, grants, sells and warrants, to **Eric Cervantes and Jade D. Cervantes**, as Trustees of the ***Eric and Jade Cervantes Joint Revocable Living Trust*** under agreement dated May 8 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:

Lot 2 of Tract 1383, SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' 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.

ERIC CERVANTES

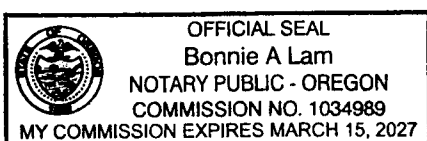
JADE D. CERVANTES

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 8 day of May, 2024 by **Eric Cervantes and Jade D. Cervantes**.



Notary Public for Oregon

My Commission Expires: 3/15/2027