

2024-004691

Klamath County, Oregon



00329424202400046910010015

06/11/2024 11:04:10 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:
Mary W. Keller, Trustee
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:
Mary W. Keller, Trustor/Trustee
6267 Sage Way
Klamath Falls, OR 97603

WARRANTY DEED

Mary Wynne Keller, "Grantors," hereby conveys, grants, sells and warrants, to **Mary W. Keller, Trustee of the Mary W. Keller Revocable Living Trust**, 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:

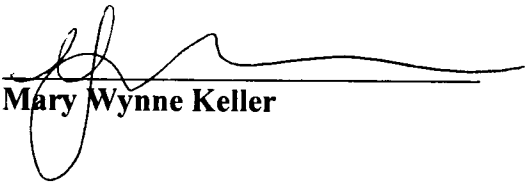
Lot 15 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO 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.

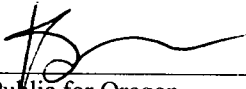
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 10th day of June 2024.


Mary Wynne Keller

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 10 day of June 2024 by **Mary Wynne Keller**.


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

