

Lam Law PC
Returned at Counter

AFTER RECORDING, RETURN TO:
Richard and Gia Seutter, Trustees
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601

2024-005073
Klamath County, Oregon



00329919202400050730010017

06/24/2024 03:03:02 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Richard Seutter and Gia Seutter, Trustors/Trustees
6104 Logan Drive
Klamath Falls, OR 97603

WARRANTY DEED

Richard J. Seutter and Gia Seutter, "Grantors," hereby conveys, grants, sells and warrants, to **Richard J. Seutter and Gia M. Seutter, trustees of the Richard and Gia Seutter Joint 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 9 in Block 1 of COUNTRY GARDENS, 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.

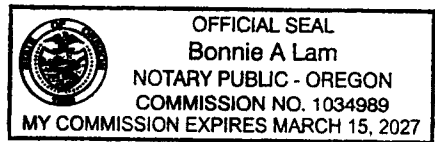
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

RICHARD J. SEUTTER

GIA SEUTTER

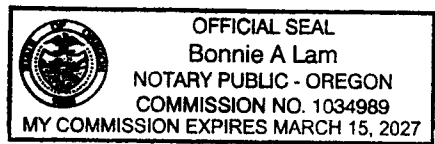
STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 20 day of June 2024 by **Richard J. Seutter.**



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

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 20 day of June 2024 by **Gia Seutter.**



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