

Returned at Counter  
LAW 1000

AFTER RECORDING, RETURN TO:  
**Dennis and Lisa Zander, Trustees**  
c/o Lam Law Office PC  
111 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601

**2024-005589**  
Klamath County, Oregon



07/02/2024 12:39:37 PM

Fee: \$87.00

Until requested otherwise, send all  
tax statements to:  
**Dennis J. Zander and Lisa L. Zander**  
Trustors/Trustees  
4308 Ezell Ave.  
Klamath Falls, OR 97603

**WARRANTY DEED**

**Dennis Zander and Lisa Zander, "Grantors," hereby conveys, grants, sells and warrants, to  
Dennis J. Zander and Lisa L. Zander, trustees of the Dennis and Lisa Zander Joint Revocable  
Living Trust, UAD June 13, 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:**

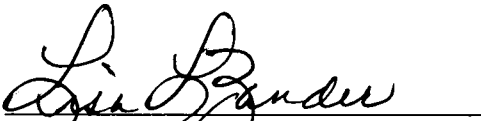
**See Exhibit "A"**

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.

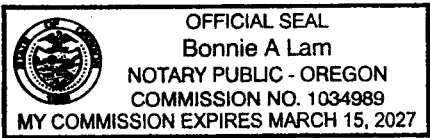
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT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


  
**Dennis Zander**

  
**Lisa Zander**

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

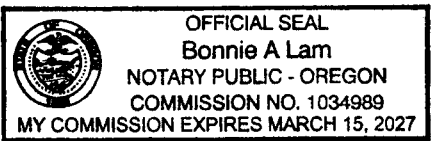
The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this  
2 day of July 2024 by **Dennis Zander**.

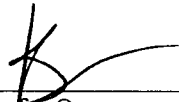


  
Notary Public for Oregon  
My Commission Expires: 3/15/2027

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this  
2 day of July 2024 by **Lisa Zander**.



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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:

BEGINNING AT AN IRON PIN WHICH LIES SOUTH ALONG THE CENTER LINE OF SUMMERS LANE, WHICH IS THE WEST LINE OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 E.W.M., A DISTANCE OF 331.4 FEET AND SOUTH 89 DEG 48' EAST, A DISTANCE OF 342.5 FEET FROM THE IRON PIN IN THE CENTER OF SUMMERS LANE WHICH MARKS THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 E.W.M., IN KLAMATH COUNTY, OREGON, AND RUNNING THENCE; SOUTH, PARALLEL TO THE CENTER LINE OF SUMMERS LANE, WHICH IS ALSO THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 331.4 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG 48' EAST A DISTANCE OF 67 FEET TO AN IRON PIN; THENCE NORTH PARALLEL TO THE CENTER LINE OF SUMMERS LANE A DISTANCE OF 331.4 FEET, TO AN IRON PIN; THENCE NORTH 89 DEG 48' WEST A DISTANCE OF 67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING FROM THE ABOVE DESCRIBED LAND THAT PORTION THEREOF CONTAINED IN THE EXISTING RIGHT OF WAY OF SUMMERS LANE.

APN: 3909-11BB-700