

Returned at Counter
Lam Law

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

2024-005590
Klamath County, Oregon



07/02/2024 12:39:42 PM Fee: \$87.00

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

WARRANTY DEED

Dennis J. Zander and Lisa L. 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," subject the reservations of right-of-way and easements running appurtenant to and for the benefit of the real property and fully described in Klamath County, Oregon document 2010-007647.

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.

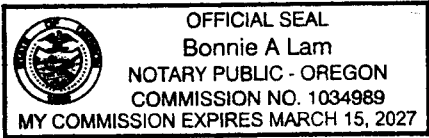
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dennis J. Zander

Lisa L. Zander

STATE OF OREGON)
County of KLAMATH) ss.
)

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



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

Exhibit "A"

PARCEL A

The South 30 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING from the above described land that portion thereof contained in the existing right of way of Summers Lane.

**PARCEL B
SCHOOL DIST. TO ZANDERS**

A 10 foot wide strip of land, situated in the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the south line of a 30 foot wide roadway, said point being S.00°26'16"W., 331.40 feet and S.89°21'44"E., 551.75 feet from the Section corner common to Sections 2, 3, 10, and 11 of said Township and Range; thence S.00°26'16"W., 337.03 feet, along the east line of that property described in deed volume M99, page 48413 of the Klamath County deed records, to a point on the south line of the northwest quarter of the northwest quarter of the northwest quarter (NW1/4 NW1/4 NW1/4) of said Section 11; thence S.88°56'40"E., 10.00 feet; thence N.00°26'16"E., parallel with said east line, a distance of 337.11 feet, to a point on the south line of said roadway; thence N.89°21'44"W., 10.00 feet to the Point of Beginning. Containing 3370.0 square feet, more or less.