

Returned at Counter
Lam Law

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

Until requested otherwise, send all
tax statements to:
Mary C.V. Knief, Trustor/Trustee
432 High Street
Klamath Falls, OR 97601

2024-005814
Klamath County, Oregon



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07/08/2024 03:07:11 PM

Fee: \$87.00

WARRANTY DEED

Mary CV Knief, "Grantors," hereby conveys, grants, sells and warrants, to **Mary C.V. Knief, trustee of the Mary C.V. Knief Revocable Living Trust, UAD July 5, 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.

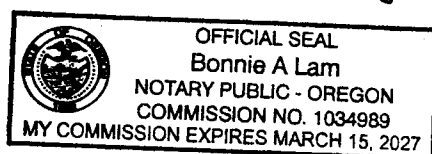
The true consideration for this conveyance is \$0 per trust agreement.

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.

Mary C.V. Knief
Mary CV Knief

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 5 day of July 2024 by **Mary CV Knief**.



Bonnie A. Lam
Notary Public for Oregon
My Commission Expires: 3/15/2027

Exhibit "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Easterly 5.05 feet off the Easterly side of Lot 7 and the Westerly 32 1/2 feet off the Westerly side of Lot 8 Block 8 in the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the Southerly side of High Street a distance of 5.05 feet Southwesterly from the corner common to Lots 7 and 8 of Block 8; thence Northeasterly along said line of High Street 37.55 feet; thence Southeasterly and at right angles with High Street 120 feet; thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning; RESERVING from the tract above conveyed for use as an alley, the Southeasterly 10 feet of said tract.